

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00210

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Matthew Shull with Gulfshore Homes filed an application to amend the Final Plan Approval granted in ADD2017-00013, on a project known as Miromar Lakes Resort Village – Phase 2, to permit construction of an accessory dwelling unit at 11710 Via Sorrento Place; and

WHEREAS, the applicant has indicated that the property's current STRAP numbers are 12-46-25-04-00000.0010 and 12-46-25-01-00001.0010, and a legal description of the properties are attached hereto as Exhibit A; and

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the property is located within a Mixed-Use Planned Development (MPD) known as Miromar Lakes, originally approved by Resolution number Z-99-029 (with subsequent amendments in Resolution numbers Z-02-072, Z-06-064, Z-10-019, Z-12-004, Z-13-020 and Z-23-018); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Condition 1.c. of Resolution Z-13-020 requires, as a prerequisite to approval of any local Development Order, an approved Final Zoning Approval (FPA) that specific the type, intensity and configuration of development for the particular site prior to vertical (structural) development; and

WHEREAS, ADD2017-00013 granted Final Plan Approval (FPA) on a 9.38-acre tract to permit 29 residential single-family dwelling units and related accessory uses, including temporary boat storage, on a project known as Miromar Lakes Resort Village – Phase 2 (see Exhibit B); and

WHEREAS, ADD2019-00178 and ADD2024-00228 amended ADD2017-00013 to reconfigure common infrastructure and remove a boat storage facility and permit one accessory dwelling unit on 17421 Via Ancona Way, subject to conditions (see Exhibit B); and

WHEREAS, Resolution Z-23-018 increased the maximum total residential density to 3,066 units comprised of 1,592 single-family units and 1,474 multifamily units; and

WHEREAS, the applicant is requesting to amend the existing Final Plan Approval (ADD2017-00013) to allow one Accessory Dwelling Unit (ADU) on the subject property; and

WHEREAS, the applicant has obtained approval for the request from the Miromar Lakes Master Homeowners Association (see Exhibit E); and

WHEREAS, the applicant has submitted a Residential Building Permit, RES2025-03544, to permit a new two-story Residential Accessory Dwelling Unit; and

WHEREAS, Accessory Dwelling Units are limited by regulations contained in LDC Section 34-1177; and

WHEREAS, LDC Section 34-1177(b)(2) establishes the maximum living area for an accessory dwelling unit is limited to 60 percent of the living area of the principal, single-family residence; and

WHEREAS, the living area of the existing single family residence is $\pm 6,999$ square feet, and the living area of the proposed accessory dwelling unit (ADU) is approximately $\pm 2,466$ square feet and does not exceed the maximum living area established in LDC Section 34-1177(b)(2); and

WHEREAS, ADD2023-00145 and ADD2024-00228 establish the current density allocated with Final Plan Approvals in the MPD and demonstrate multifamily and single-family units are available to support this request; and

WHEREAS, the subject property is identified as "Lot 1" as described in Instrument #2008000208819 (see Exhibit D); and

WHEREAS, in March of 2011 the property owner purchased the portion of "Tract O-1" described in the Quit Claim Deed recorded in Instrument #2011000073829 (STRAP# 12-46-25-01-00001.0010) (see Exhibit E); and

WHEREAS, the portion of Tract O-1 acquired by the property owner via Quit Claim Deed abuts the subject property to the west and is approximately 12 feet wide and approximately ± 0.07 acres in area (see Exhibit E); and

WHEREAS, Resolution Z-13-020 establishes the property development regulations for accessory structures, which are 5 feet from the side property line and 10 feet from the rear property line; and

WHEREAS, the site plan provided by the applicant indicates that the proposed accessory dwelling unit meets the minimum property development regulations established in Resolution Z-13-020 as measured from the edge of the property with STRAP# 12-46-25-01-00001.0010 (see Exhibit F); and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the subject application and plans have been reviewed for compliance with the MCP and all the conditions approved by Resolutions Z-13-020 and Z-23-018 and ADD2017-00013; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application to amend the Final Plan Approval granted in ADD2017-00013, on a project known as Miromar Lakes Resort Village – Phase 2, to permit one accessory dwelling unit at 11710 Via Sorrento Place is **APPROVED, subject to the following conditions:**

1. The development must remain in substantial compliance with the Final Plan Approval approved by ADD2017-00013, as amended by ADD2019-00178 and ADD2024-00228. The only change authorized by this amendment is the addition of an accessory dwelling unit at 11710 Via Sorrento Place.
2. Exhibit D of Resolution Z-13-020, as amended, is hereby further amended to include Accessory Dwelling Unit as a permitted use, limited within the MPD to the subject property described in Exhibit "A" attached hereto.
3. The parcels with STRAP numbers 12-46-25-04-00000.0010 and 12-46-25-01-00000.0010 must be combined prior to the issuance of Residential Building Permit RES2025-03544.
4. The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.
5. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 03/18/2026

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Community Development

List of Exhibits

Exhibit A: Legal Description

Exhibit B: Final Plan Approval Amendment ADD2024-00228 (includes ADD2017-00013 and ADD2019-00178)

Exhibit C: HOA Approval

Exhibit D: Lot Combination Recorded Replat

Exhibit E: Recorded Quit Claim Deed

Exhibit F: Site Plan

#8

CASE NUMBER: RES2025-03544**LEGAL DESCRIPTION WITH NO METES AND BOUNDS:**

LOT 1, MIROMAR LAKES UNIT XII-B, ACCORDING TO THE PLAT RECORDED UNDER INSTRUMENT NUMBER 2008000208819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

A PARCEL OF LAND LOCATED IN A PORTION OF TRACT 'O-1', MIROMAR LAKES UNIT XI, PENINSULA ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000456819 AND A PORTION OF TRACT 'O-1', MIROMAR LAKES, UNIT XII, PENINSULA, PHASE TWO ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000463425 ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, MIROMAR LAKES UNIT XII-B, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2008000208819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.23°41'27"W., ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 4.38 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.89°42'01"W., FOR A DISTANCE OF 13.13 FEET; THENCE RUN N.23°41'27"W., FOR A DISTANCE OF 65.68 FEET; TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 336.22 FEET, THROUGH A CENTRAL ANGLE OF 19°56'19", SUBTENDED BY A CHORD OF 116.41 FEET AT A BEARING OF N.33°39'37"W., FOR A DISTANCE OF 117.00 FEET TO THE END OF SAID CURVE; THENCE RUN N.01°49'34"W., FOR A DISTANCE OF 56.98 FEET; THENCE RUN N.88°10'30"E., FOR A DISTANCE OF 12.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN S.01°49'34"E., ALONG THE WEST LINE OF SAID LOT 1, FOR DISTANCE OF 52.45 FEET; TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; WHOSE RADIUS POINT BEARS S.47°07'49"W., THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE WEST LINE OF SAID LOT 1 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 348.22 FEET, THROUGH A CENTRAL ANGLE OF 19°10'44", SUBTENDED BY A CHORD OF 116.02 FEET AT A BEARING OF S.33°16'49"E., FOR A DISTANCE OF 116.56 FEET TO THE END OF SAID CURVE; THENCE RUN S.23°41'27"E., ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 71.02 FEET TO THE POINT OF BEGINNING; CONTAINING 2878.086 SQ. FT, MORE OR LESS. THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 55,463 SQUARE FEET OR 1.27 ACRES OF LAND.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 55,463 SQUARE FEET OR 1.27 ACRES OF LAND.

STRAP NO:

12-46-25-04-00000.0010

Exhibit B

Conditions 8 thru 17 are no longer in effect according
to ADD2019-00178 dated 1/17/2020.

ADMINISTRATIVE AMENDMENT (FPA) ADD2017-00013

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, Miromar Lakes, LLC filed an application for **Final Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as Miromar Lakes Resort Village – Phase 2 for 29 single-family homes and related infrastructure including temporary boat storage** on +/- 9.38 acres on property located at Miromar Lakes, Fort Myers, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned in Zoning Resolution Z-99-029 with subsequent amendments per zoning resolutions Z-02-072, Z-06-064, Z-10-019, Z-12-004, Z-13-020, and administrative amendments ADD2015-00070, ADD2016-00025 and ADD2016-00148; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Resolution Z-13-020 requires, as a prerequisite to approval of any local Development Order, an approved Final Zoning Plan (FPA) that specifies the type, intensity and configuration of development for the particular site; and

WHEREAS, the Miromar Lakes Mixed Use Planned Development (MPD)/Development of Regional Impact (DRI) is a +/- 1,800-acre mixed use project approved for 250,000 square feet of retail uses, 340,000 square feet of office uses, 40,000 square feet of industrial/research and development uses, 450 hotel rooms, 650 boat slips, 2,600 residential units, recreational facilities and preserve areas; and

WHEREAS, Condition 1.c. of Z-13-020 requires Final Plan Approval prior to the issuance of a local development order for the parcel development that includes vertical (structural) development; and

WHEREAS, the applicant is seeking Final Plan Approval (FPA) for a 9.38-acre tract for 29 residential single-family dwelling units and related infrastructure (Attachment "C"); and

**Conditions 8 thru 17 are no longer in effect according
to ADD2019-00178 dated 1/17/2020.**

WHEREAS, Resort Village Phase 1 was approved per ADD2016-00148 (Attachment "G") for 25 residential single-family dwelling units on +/- 9.06 acres to the east of the subject property; and

WHEREAS, this application is in compliance with the open space requirements and the applicant has included a landscape and littoral planting plan (Attachment "B"); and

WHEREAS, this applicant has provided for adequate buffering, landscaping, plantings and other improvements (Attachment "H") generally consistent with the Land Development Code and Zoning Resolution Z-13-020; and

WHEREAS, the applicant's request includes the use of rip rap over other shoreline stabilization treatments for portions of the proposed lake shoreline (Attachment "A"); and

WHEREAS, the applicant's request includes Deviations from the Land Development Code including requests related to the use of rip rap shoreline, access, and lake slopes (Attachment "D"); and

WHEREAS, the applicant requests Deviation #1 and #2 are from LDC Sec. 10-418 and 10-418(3) to allow the use of rip rap shoreline treatment adjacent to single-family uses along 65% of the proposed recreational lake shoreline (Attachment "D"); and

WHEREAS, Administrative Amendment ADD2015-00070 (Attachment "E") approved the Miromar Lakes Recreational Lake Shoreline Stabilization Plan; and

WHEREAS, this plan includes shoreline in Miromar Lakes and is consistent with this approval per ADD2015-00070; and

WHEREAS, the applicant requests Deviation #3 from LDC Sec. 10-291(p)(1) to allow Via Lucero to end without a cul-de-sac; and

WHEREAS, the applicant makes the case Via Lucero is a privately maintained road with little traffic; and

WHEREAS, the applicant requests Deviation #4 is from LDC Sec. 10-328(a) to allow lake maintenance easements within the limits of the platted single-family lots within the subject tract; and

WHEREAS, the applicant makes the case that Miromar Lakes has developed as a recreational lake community with home sites adjacent to lakes; and

WHEREAS, the applicant requests Deviation #5 from LDC Sec. 34-1954(b)(2) to allow "dry models" on site without sanitary sewer and potable water utilities; and

WHEREAS, the applicant makes a case the developer will be able to show the potential buyers examples of different unoccupied homes prior to certification of sanitary sewer and potable water services are available; and

**Conditions 8 thru 17 are no longer in effect according
to ADD2019-00178 dated 1/17/2020.**

WHEREAS, the applicant makes a case that Miromar Lakes operates a sales center at the entrance to Miromar Lakes for visitors to visit rest rooms; and

WHEREAS, Final Plan Approval (FPA) Administrative Amendment ADD2016-00025 was approved for a temporary boat storage facility for Miromar Lakes residents on 3.0 acres of property in proximity to the subject property (Attachment "F"); and

WHEREAS, this application includes a new location for temporary boat storage as conditioned consistent with ADD2016-00025; and

WHEREAS, the subject property is within the Residential "R" portion of Miromar Lakes per the approved Master Concept Plan per Zoning Resolution Z-13-020; and

WHEREAS, the Property Development Regulations per Z-13-020 permit Accessory Uses and Structures including private boat docks, Clubs (including accessory uses such as boat docks, boat ramps, and fishing piers), Entrance Gates, Fences, Walls, Recreational Facilities, personal and private including fishing piers, boat docks, boat ramps, and temporary uses); and

WHEREAS, the Property Development Regulations per Z-13-020 says, "Any activity comparable in nature with the foregoing uses and which the Director of the Lee County Community Development determines to be compatible in "R" district"; and

WHEREAS, this proposed activity is an accessory use and activity consistent with the permitted uses within the "R" portions of Miromar Lakes; and

WHEREAS, the applicant proposes a development to be used by the residents of Miromar Lakes to store boats, trailers, RVs and other vehicles in a secure area; and

WHEREAS, this is a limited access storage facility with a boat ramp and dock to allow the users a safe and controlled access to the adjacent lake; and

WHEREAS, upon development of the new temporary boat storage location on the subject property, the temporary boat storage per ADD2016-00025 will not be necessary and the property with the current boat storage will be developed with single-family development; and

WHEREAS, due to the unique, temporary and accessory nature of the proposed use the applicant requests two additional deviations from the Land Development Code, consistent with ADD2016-00025; and

WHEREAS, the applicant requests Deviation #6 from LDC Sec. 10-261(a) requiring all new construction to provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers to allow for no requirement for such containers or receptacles; and

Conditions 8 thru 17 are no longer in effect according to ADD2019-00178 dated 1/17/2020.

WHEREAS, Condition 28 of Zoning Resolution Z-13-020 says, "As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC Sec. 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of these facilities will be reviewed at time of local development order application"; and

WHEREAS, the proposed storage activity requires no vertical construction with the exception of the fences, gates, and docks; and

WHEREAS, the applicant proposes a system where Miromar Lakes residents have limited access to the property accompanied by Miromar Lakes staff; and

WHEREAS, there will be no need, as proposed, to have any garbage or recycling facilities on site; and

WHEREAS, the applicant requests Deviation #7 requests relief from LDC Sec. 34-2020(b) requiring marinas and other water-oriented uses to provide for parking spaces to allow for no parking for the proposed facility; and

WHEREAS, the applicant proposes residents using this area for storage and boat ramp will not be permitted to park their vehicles in the facility; and

WHEREAS, staff has reviewed the deviation requests and finds that the planned development will be enhanced and that the intent of such regulations to protect health, safety and welfare will be served; and

WHEREAS, Environmental staff have reviewed the request and provided conditions of approval (Attachment "H"); and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the subject application and plans have been reviewed for compliance with the MCP and all of the conditions approved by Resolution Z-13-020, as subsequently amended; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as Resort Village – Phase 2 for 29 single-family homes and related infrastructure including

Conditions 8 thru 17 are no longer in effect according to ADD2019-00178 dated 1/17/2020.

temporary boat storage on +/- 9.38 acres on property is **APPROVED** with the following conditions:

1. The Development must be in substantial compliance with the Final Plan Approval: Site Plan per Attachment "A".
2. Any development which is not consistent with the final site plan approved herein and attached hereto, will require an additional, amended final plan approval.
3. Deviations as proposed are approved per the conditions of this Final Plan Approval only.
4. Prior to the issuance of a development order for Miromar Lakes Resort Village Phase 2, the landscape plan must be in substantial compliance with the Phase 2 Littoral Planting Plan and Landscape Calculations exhibit received February 23, 2017 per Attachment "B".
5. Prior to the issuance of a development order for Miromar Lakes Resort Village Phase 2, the boat storage area must illustrate the following:
 - a. Five foot wide buffer installed on the exterior of the fence planted with *Conocarpus erectus* (Green Buttonwood) installed four foot on center 45 gallon container size and at a minimum 60 inches overall;
 - b. Dry retention area planted with *Spartina patens* (Cordgrass) installed two foot on center and in one gallon container size.
6. A deviation from LDC Sec. 34-1954(b)(2) requiring model homes must be connected to water, sewer and electricity and must receive a certificate of occupancy as a model home only, prior to use as a model to approve dry models is approved with the following conditions:
 - a. Use of dry models is limited to single-family development consistent with the Final Plan Approval: Site Plan per Attachment "A".
 - b. Each model home within this development must have a floor plan that is distinctly different from other model homes within the development, per LDC Sec. 34-1954(b)(4).
 - c. Dry models are limited to four in locations to be determined at time of local development order.
7. Development must include the security entrance gates consistent with Attachment "A".

Conditions 8 thru 17 are no longer in effect according to ADD2019-00178 dated 1/17/2020.

8. Use of this property designated for boat storage is limited to the temporary storage of boats, trailers, RVs, and other vehicles (not including heavy machinery, dump trucks, or similar vehicles) for residents of Miromar Lakes only.
9. Boat, trailer, RV and other vehicle storage must comply with provisions for outdoor storage per LDC Sec. 34-3001 through 34-3005.
10. Temporary storage of RVs is limited to 5 at any one time.
11. Use of this property for commercial storage of any kind is prohibited.
12. Use of this property for boat launching, docking, or boat or vehicle storage by non-residents or non-employees of Miromar Lakes is prohibited.
13. Individual boats or vehicles may not be stored on site in excess of two calendar years.
14. This temporary use is limited to no more than two calendar years from the date this amendment (ADD2017-00013) is signed. Continued use after this point may only be permitted by a subsequent Final Plan Approval extending the date of approval or through amendment of the MPD through the public hearing process.
15. If garbage accumulates on this site for a week or longer, the developer must comply with LDC Sec. 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables.
16. Development or use of the proposed boat storage facility is permitted upon removal of boats, trailers and RVs from the site per ADD2016-00025.
17. Subsequent to development order approval of boat storage on the subject property, ADD2016-00025 is null and void.
18. Prior to Development Order approval for the T-Type turn around in lieu of a cul-de-sac on Via Lucero per Deviation #3, approval from the fire district must be obtained.
19. The proposed gate access must comply with all requirements of Lee County Land Development Code Section 34-1748.
20. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 4/4/2017 by

Audra Ennis, Zoning Manager
Lee County Community Development

Conditions 8 thru 17 are no longer in effect according
to ADD2019-00178 dated 1/17/2020.

Exhibit “A” – Approved Legal Description

Attachment “A” – Miromar Village Resort Village 2 Final Plan Approval

Attachment “B” – Applicant’s Landscape Plan/Lake Littoral Planting Plan

Attachment “C” - Applicant’s Cover Letter

Attachment “D” – Applicant’s Deviation Requests

Attachment “E” – ADD2015-00070 Recreational Lake Shoreline Stabilization

Attachment “F” – ADD2016-00025 Boat Storage

Attachment “G” – ADD2016-00148 Miromar Resort Village 1 Final Plan Approval

Attachment “H” – Environmental Staff Comments

ADMINISTRATIVE AMENDMENT (FPA) ADD2019-00178

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes, LLC filed an application for **Final Zoning Plan Approval within the Mixed Use Planned Development on a project known as Resort Village - Phase 2 to amend the Final Zoning Plan Approval granted in ADD2017-00013 to:**

- **Extend Lake Maggiore Way;**
- **Revise the construction entrance to a final entrance design;**
- **Expand the existing recreational lake; and**
- **Remove previously approved Boat Storage Facility and Access Road.**

WHEREAS, the property is located in Miromar Lakes, described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the applicant indicates the current STRAP Number for the subject property is 11-46-25-L1-15FD1.0000; and

WHEREAS, the property was originally rezoned in Resolution Number Z-99-029 (with subsequent amendments adopted in Resolution Numbers Z-02-072, Z-06-064, Z-10-019, Z-12-004, and Z-13-020); and

WHEREAS, ADD2017-00013 for Miromar Lakes Resort Village – Phase 2 Final Zoning Plan Approval was granted on April 4, 2017 allowing for 29 single-family homes and related infrastructure; and

WHEREAS, this application has been sought to amend this previous action to adopt a new Final Plan Approval for Resort Village - Phase 2; and

WHEREAS, as part of the subject application the applicant is eliminating the proposed development of a boat storage facility and access road; and

WHEREAS, it is found the previously imposed conditions in ADD2017-00013 associated to these uses are no longer necessary; and

WHEREAS, the applicant is not proposing to amend that portion of the Final Zoning Plan Approval in ADD2017-00013 allowing for development of 29 single-family homes with related infrastructure; and

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, Resolution Number Z-13-020 requires Final Plan Approval in Condition 1.c. and d., as a prerequisite to approval of any local Development Order, specifying the type, intensity, and configuration of development for the particular site; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed Zoning Final Plan Approval does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for **Final Zoning Plan Approval within the Mixed Use Planned Development to amend the Final Zoning Plan Approval granted in ADD2017-00013** to:

- **Extend Lake Maggiore Way;**
- **Revise the construction entrance to a final entrance design;**
- **Expand the existing recreational lake; and**
- **Remove previously approved Boat Storage Facility and Access Road.**

is **APPROVED**, subject to the following conditions:

1. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect. Conditions of ADD2017-00013 related to the remaining elements of development approved in that action remain in effect, unless specifically amended by this action.**

With the elimination of the Boat Storage Facility and related boat launch and access road, ADD2017-00013 Conditions 8 through 17 are no longer in effect.

2. **The Development must be in compliance with the amended three-page FINAL PLAN APPROVAL for Miromar Lakes Resort Village – PH2D. A reduced copy is attached hereto.**
3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 1/17/2020

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:

- A. Legal Description
- B. Final Zoning Plan

EXHIBIT A

CASE NUMBER: ADD2019 -00178

STRAP NUMBERS

11-46-25-L1-15FD1.0000

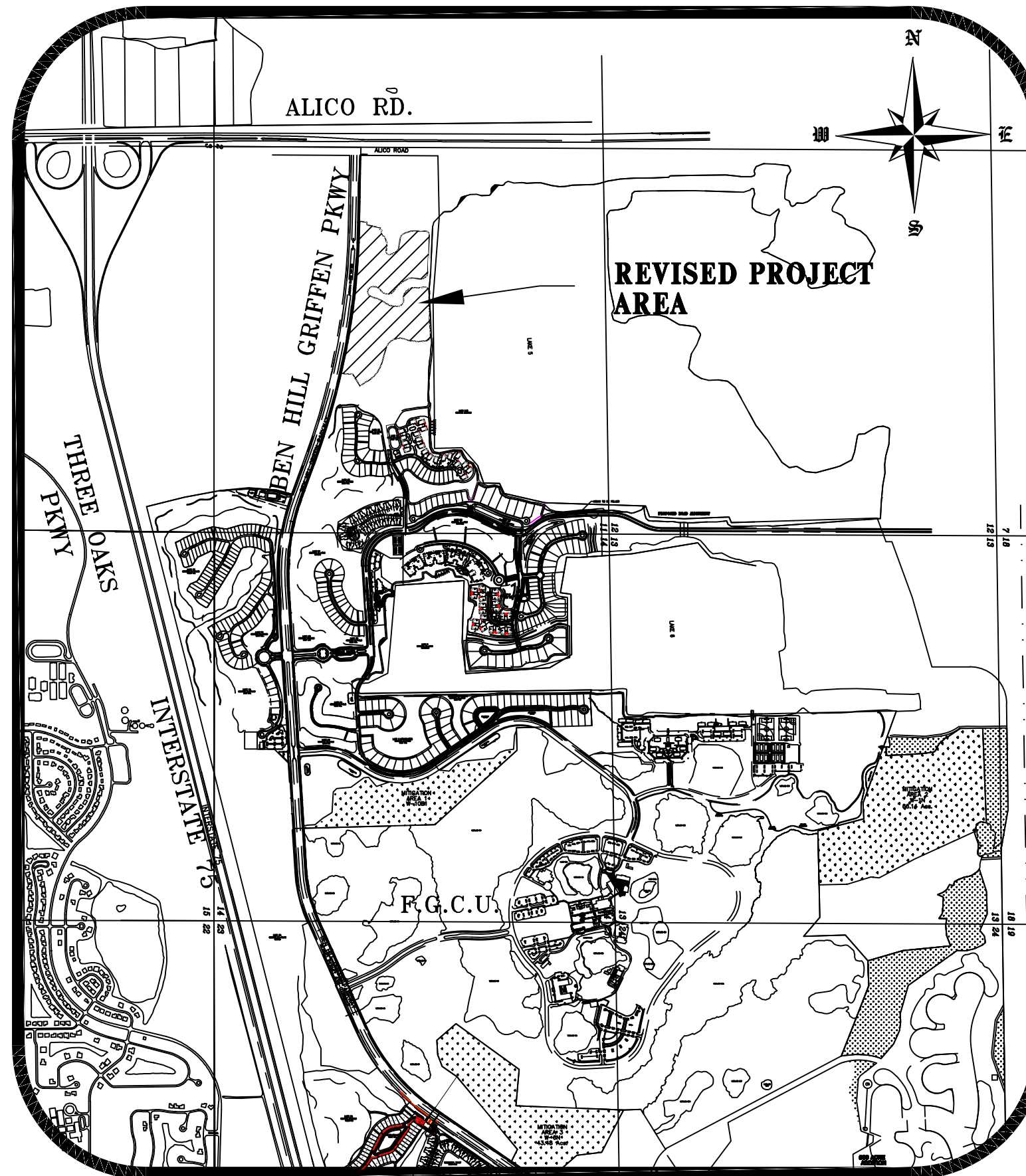
11-46-25-L1-15FD1.0010

REVIEWED
ADD2019-00178
Daniel Munt, Planner
Lee County DCD
12/18/2019

FINAL PLAN APPROVAL

FOR

LEE COUNTY NUMBER	APPROVAL HISTORY			
	TRACT	DATE	TYPE	QUANTITY
Z-99--029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000--00110	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000--00111	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000--00117	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000--00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7500 S.F.
ADD2000--00191	TEMP CLUBHOUSE	1/8/2001	COMMERCIAL	6,500 S.F.
ADD2001--00018	VALENCIA	5/24/2001	MULTI. FAMILY	80 UNITS
ADD2001--00085	TRACT M & N	9/17/2001	SINGLE FAMILY	27 UNITS
ADD2001--00113A	BEACH CLUB	4/1/2002	RECREATION	4.77 ACRES
ADD2001--00125	TIVOLI	10/16/2001	SINGLE FAMILY	113 UNITS
ADD2001--00142	SALES CENTER	12/20/2001	COMMERCIAL	4,147 S.F.
ADD2002--00045	BELLAVISTA	6/28/2002	MULTI-FAMILY	60 UNITS
ADD2002--00077	MED. VILLAGE	8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002--00168	CAPRINI GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003--00028	VAVALDI	4/4/2003	MULTI-FAMILY	60 UNITS
ADD2003--00047	GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
Z-02--072	MIROMAR LAKES	12/15/2003	RESOLUTION	N/A
ADD2003--00151	CAPRINI GREENS MOD	12/18/2003	ADMEND. TO ADD2002--00168	
ADD2004--00033	SAN MARINO	7/21/2004	MULT-FAMILY	160 UNITS
ADD2004--00042	MIRASOL ACCESS	4/2/2004	ACCESS	5.07 ACRES
ADD2004--00045	C1/C2 ACCESS	4/2/2004	ACCESS	1.02 ACRES
ADD2004--00054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004--00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004--00074	CAPRINI GREENS MOD	4/21/2004	ADMEND. TO ADD2002--00168	
ADD2004--00176	MIRASOL ACCESS MOD	11/17/2004	ADMEND. TO ADD2004--00042	
ADD2004--00177	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004--00223	MONTEBELLO	01/10/2005	MULTI-FAMILY	120 UNITS
ADD2004--00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD2005--00134	MIRASOL PHASE 2	8/2/2005	MULTI-FAMILY	120 UNITS
ADD2005--00190	RAVENNA	3/31/2006	MULTI-FAMILY	60 UNITS
ADD2006--00004	BEACH CLUB PH. 2	3/13/2006	RECREATION	7.67 ACRES
ADD2006--00002	MIROMAR LAKES PKWY EXTENSION	3/13/2006	ACCESS	133.08 ACRES
ADD2006--00009	EAST 100 Ac.	4/10/2006	SINGLE FAMILY	51 UNITS
Z-06--064	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2008--00130	BEACH COTTAGES	12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008--00144	SORRENTO LME MOD.	4/1/2009	ADMEND. TO ADD2006--00009	
ADD2009--00026	COSA AMALFI MOD.	4/16/2009	ADMEND. TO ADD2008--00130	
ADD2009--00026	COSA AMALFI MOD	3/8/2010	ADMEND. TO ADD2009--00026	
Z-10--019	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
Z-12--004	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2012--00110	PENINSULA PHASE III	5/16/2012	SINGLE FAMILY	28 UNITS
ADD2014--00102	PENINSULA PHASE IV	8/15/2014	SF / MF	28/48 UNITS
ADD2014--00175	COSTA AMALFI MOD.	10/27/2014	ADMEND. TO ADD2008--00130	
ADD2014--00213	UNIVERSITY VILLAGE PH. 1	PENDING	MIXED USE	168 M.F. UNITS 75,000 S.F.
ADD2015--00070	LAKE SHORELINE STABILIZATION	10/6/2015	RECREATIONAL	RIP RAP TO 65%
ADD2015--00079	TRACT M-M	07/14/2015	SINGLE FAMILY	12 UNITS
ADD2015--00209	POSITANO	01/12/2016	MULTI-FAMILY	40 UNITS
ADD2016--00025	TEMP BOAT STORAGE	07/07/16	RECREATION	N/A
ADD2016--00148	RESORT VILLAGE PH1	11/29/16	SINGLE FAMILY	24 UNITS
ADD2016--00206	SARDINIA	01/06/17	SINGLE FAMILY	8 UNITS
ADD2017--00013	RESORT VILLAGE PH2	07/30/19	SINGLE FAMILY	29 UNITS
ADD2019--	RESORT VILLAGE PH2A	PENDING	SINGLE FAMILY	29 UNITS



PROPERTY LOCATION MAP
N.T.S.
STRAP NOS.
11-46-25-00-00001.0040

OPEN SPACE	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VAVALDI	0
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH.2	2.73
MIROMAR LAKES PKWY. EXTENSION	0
EAST 100 Ac.	0
BEACH COTTAGES	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PH I	24.74
LAKE SHORE STABILIZATION	0
TRACT M-M	1.90
POSITANO	1.60
TEMPORARY BOAT STORAGE FACILITY	0.92
RESORT VILLAGE PHASE 1	2.26
SARDINIA	1.27
RESORT VILLAGE PHASE 2	7.02
TOTAL	420.07 AC.

<u>BOAT DOCK HISTORY</u>		
<u>SINGLE FAMILY SUBDIVISIONS</u>	<u>BOAT SLIPS APPROVED</u>	<u>BOAT SLIPS PROPOSED</u>
VERONA LAGO	55	0
CAPRINI GREENS/BELLAMARE	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	17	0
VOL.TERRA	12	0
COSTA AMALFI (BEACH COTTAGES)	9	0
SORENTO (EAST 100 AC.)	11	0
PORTOFINO (EAST 100 AC.)	20	0
MURANO (EAST 100 AC.)	19	0
NAVONA (PENINSULA PH III)	18	0
SALERNO (PENINSULA PH III)	10	0
SALERNO (PENINSULA PH IV)	22	0
ESTATE LOTS (PENINSULA PH IV)	0	0
VILLA LOTS (PENINSULA PH IV)	0	0
TRACT N-M	0	0
POSITANO	0	0
RESORT VILLAGE -- PHASE 1	0	0
SARDINIA	8	0
RESORT VILLAGE -- PHASE 2	0	29
TOTAL	232	29
<u>ANCILLARY (250 MAXIMUM)</u>	<u>BOAT SLIPS APPROVED</u>	<u>BOAT SLIPS PROPOSED</u>
BEACH CLUB PH I	13	0
BEACH CLUB PH II	13	0
BEACH CLUB PH III	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1&2	18	0
BELLINI	18	0
RAVENNA	60	0
THE PENINSULA PH IV	16	0
	169	0
<u>TOTAL PROPOSED & APPROVED ANCILLARY SLIPS</u>		169
<u>TOTAL REMAINING ANCILLARY SLIPS</u>		81

EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.

AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.

PREPARED FOR:

MIROMAR LAKES, LLC

**CONTACT PERSON: TIM BYAL-V.P.
10801 CORKSCREW ROAD - SUITE 305
FT. MYERS, FL 33928
PH (239) 390-5100**

PREPARED BY:



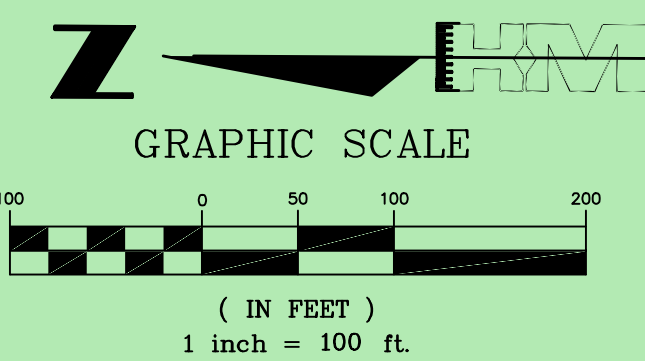
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

EXHIBIT B

DRAWING NO. 1407	MIROMAR LAKES RESORT VILLAGE PHASE 2D		☒ A ☒ A ☒ A ☒ A	THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
PROJECT NO. 16.045	LEE COUNTY, FLORIDA		REVISED PER AGENCY COMMENTS 04/20/16	DATE
			REVISIONS	DATE

14-1019-2019035 UNV PLAN SET (VPA) 02-MCP.dwg Tab: 1412-07 MPPS Jan 07, 2020 = 8:44am

ALICO RD.
B.O.W. / PROPERTY LINE



PROP. LAKE EXPANSION
SHORELINE ±1,944 LF

FUTURE DEVELOPMENT
TRACT FD1
CONTRACTOR STAGING
AND MATERIAL
STORAGE AREA

PROP. STABILIZED
CUL-DE-SAC
PHASE 2D
(DEVIATION #5)

EXIST. DRY
DETENTION AREA
TO REMAIN

PROPOSED PHASE 2E
LANDSCAPING

OPEN SPACE
TRACT 1

OPEN SPACE
TRACT 2

PROPOSED PHASE 2D
LANDSCAPE WALL

PROPOSED OPTIONAL BRICK
PAVERS (DEVIATION #7)

5' WIDE, 4" THICK
CONCRETE SIDEWALK (TYP)

PROPERTY LINE

EXISTING LAKE 5/6

PHASE 2A LAKE 5/6
EXPANSION
3.23± AC

RESORT VILLAGE PHASE 2A
ADD2017-00013
29 SINGLE FAMILY UNITS

EXIST. PH. 1
REC. LAKE
EXPANSION
4.72± AC

RESORT VILLAGE PHASE 1
ADD2016-00148
25 SINGLE FAMILY UNITS

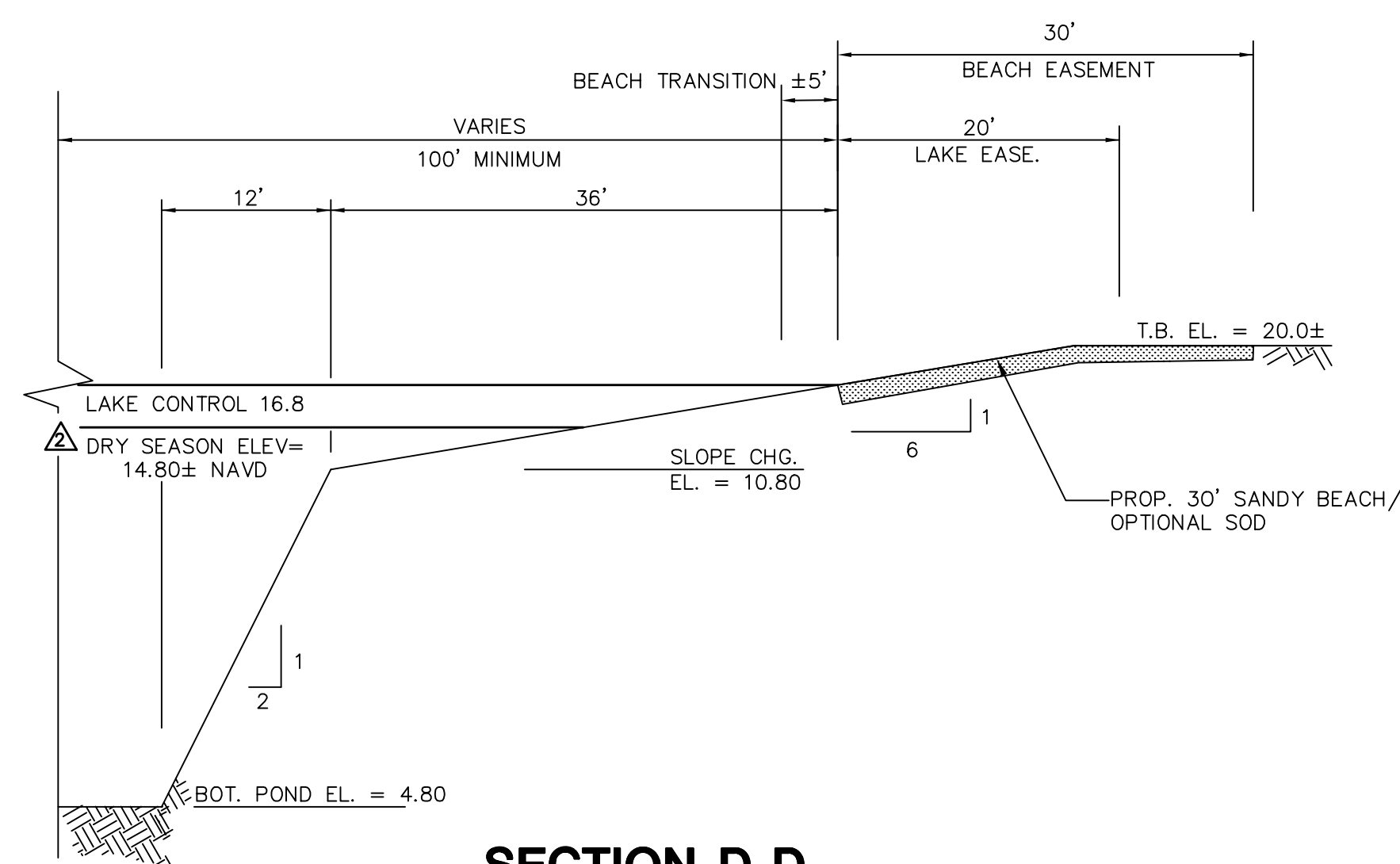
EXIST. LAKE 6S
1.89± AC

LAKE MAGGIORE WAY

BEN HILL GRIFFIN PKWY.

LEGEND:

- PROP. PHASE 2D ASPHALT
- PROP. PHASE 2D BRICK PAVERS
- FUTURE DEVELOPMENT TRACTS
- PROP. OPEN SPACE AREA
- PROP. LAKE AREA
- PHASE 2D FPA LIMITS



SECTION D-D
TYPICAL LAKE
N.T.S.

PROJECT DATA:

PROP. PHASE 2 ONSITE IMPROVEMENTS			
SINGLE FAMILY RES. LOTS	532,708 SF	= 12.23 AC.	= 17.61%
BUILDING AREA	292,989 SF	= 6.73 AC.	
IMPERVIOUS AREA	133,177 SF	= 3.06 AC.	
PERVIOUS AREA	106,542 SF	= 2.45 AC.	
RIGHT OF WAY AREA			
PERMITTED IMPERV. AREA	275,082 SF	= 6.31 AC.	= 9.09%
PERMITTED PERV. AREA	123,105 SF	= 2.83 AC.	
PH. 2D IMPERV. AREA	71,614 SF	= 1.64 AC.	
PH. 2D PERVIOUS AREA	29,522 SF	= 0.67 AC.	
FUTURE DEV. TRACT FD1	956,022 SF	= 21.95 AC.	= 31.60%
PERVIOUS AREA	946,077 SF	= 21.72 AC.	
IMPERVIOUS AREA	9,945 SF	= 0.23 AC.	
FUTURE DEV. TRACT FD2	514,422 SF	= 11.81 AC.	= 17.00%
FUTURE AMENITY TRACT	24,886 SF	= 0.57 AC.	= 0.82%
EXIST. LAKE 6S AREA	86,008 SF	= 1.97 AC.	= 2.84%
OPEN SPACE AREA			
OPEN SPACE TRACT 1	636,722 SF	= 14.62 AC.	= 21.04%
LIFT STATION IMPERV.	46,237 SF	= 1.06 AC.	
PERVIOUS AREA	539 SF	= 0.01 AC.	
OPEN SPACE TRACT 2	45,698 SF	= 1.05 AC.	
PERVIOUS AREA	28,415 SF	= 0.65 AC.	
PROP. REC LAKE	120,803 SF	= 2.77 AC.	
PREV. PERM. REC LAKE	140,659 SF	= 3.23 AC.	
EXIST. REC LAKE	69,060 SF	= 1.59 AC.	
PROP. LANDSCAPE BUFFER	82,713 SF	= 1.90 AC.	
PERVIOUS AREA	148,835 SF	= 3.42 AC.	
TOTAL PROJECT AREA	3,025,850 SF	= 69.46 AC.	= 100.0%

MIROMAR LAKES RES #Z-13-020

PROPOSED LAND USE: SINGLE FAMILY
MIN SETBACKS:
FRONT: 20 FT. FRONT LOADING/ 12 FT. SIDE LOADING
SIDE: 5 FT.
REAR: 10 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 6,500 S.F.
MINIMUM LOT WIDTH = 50 FT.
MINIMUM LOT DEPTH = 70 FT.
MAX BUILDING HEIGHT 3 STORIES / 45 FT.

OPEN SPACE

PER ZONING RES Z-13-20
REQUIRED OPEN SPACE
SINGLE-FAMILY UNITS - N/A

DEVIATIONS PER RES #Z-13-020

- DEVIATION (5): One means of access
- DEVIATION (7): Brick Pavers to Replace 1 1/2" S-1 on Private Roads
- DEVIATION (11): Reduction in 50 ft setback from ROW lines to water detention to minimum 25 ft

LANDSCAPE NOTES:
Per LDC Sec 10-416(d)(3) no buffer is required for
single family against a right of way.

LITTORAL PLANTING CALCULATION:
Per Section 10-418 of the Lee County LDC

ALL STREETS TO BE
PRIVATELY MAINTAINED

MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FL

DESIGNED BY
C.L.K.
DATE
07/22/19
DRAWN BY
J.C.B.
DATE
07/22/19
CHECKED BY
C.L.K.
DATE
07/22/19
VERTICAL SCALE
N/A
HORIZONTAL SCALE
1" = 100'

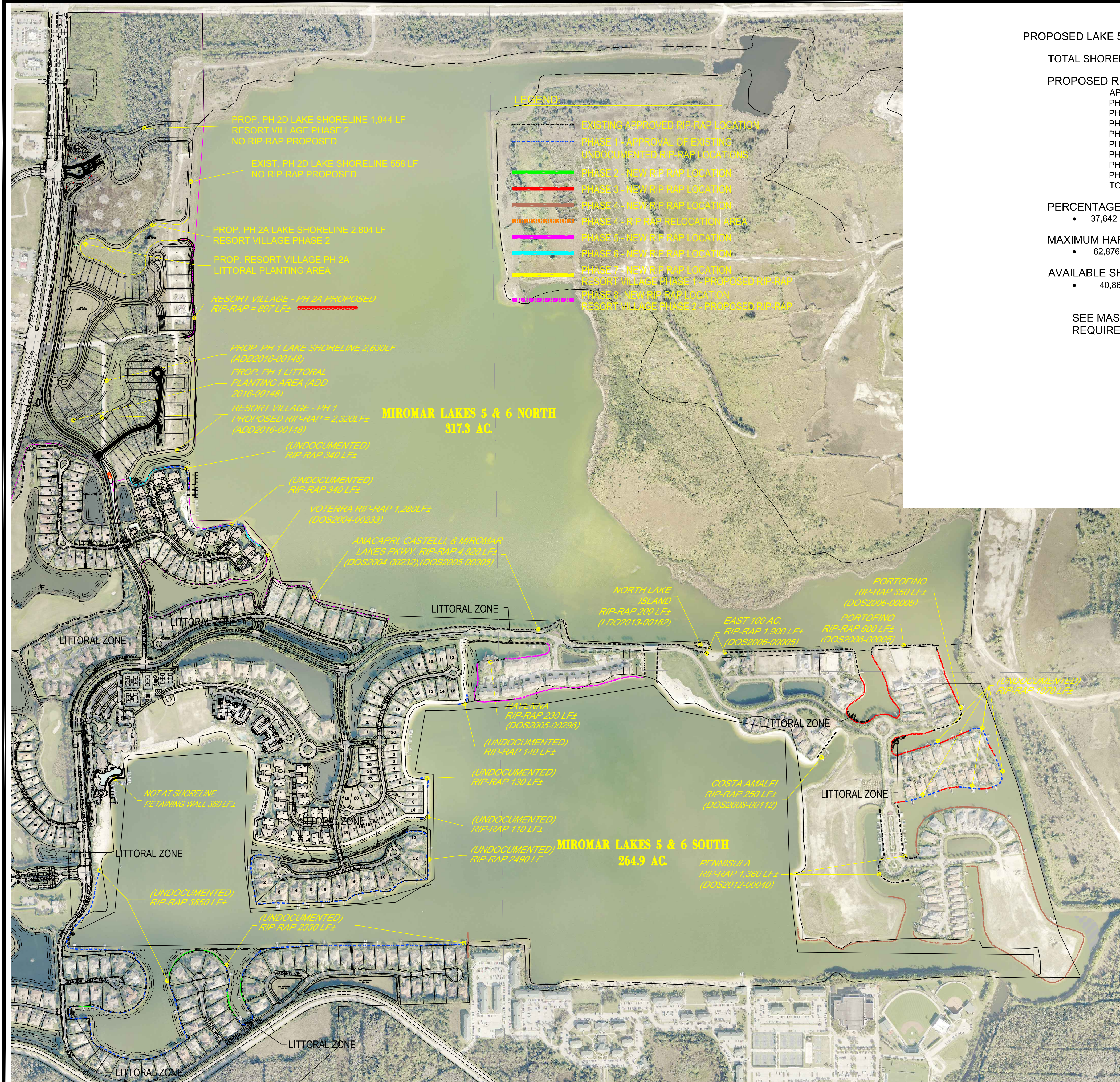
H M
HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER CONCEPT PLAN
PHASE 2D

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW:
CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME:	DRAWING NO.:
02-MCP	1412-02
PROJECT NO.:	SHEET NO.:
2019035	2 OF 3



PROPOSED LAKE 5 & 6 SHORELINE:

TOTAL SHORELINE	62,876 L.F.
PROPOSED RIP RAP	
APPROVED	11,130 L.F.
PHASE 1	10,750 L.F.
PHASE 2	1,140 L.F.
PHASE 3	2,910 L.F.
PHASE 4	5,795 L.F.
PHASE 5	2,100 L.F.
PHASE 6	600 L.F.
PHASE 7 RESORT VILLAGE PH1	2,320 L.F.
PHASE 8 RESORT VILLAGE PH2	897 L.F.
TOTAL	37,642 L.F.

PERCENTAGE TO COVER PROPOSED SHORELINE TREATMENT

- 37,642 L.F. / 62,876 L.F. *100 = 59.87%

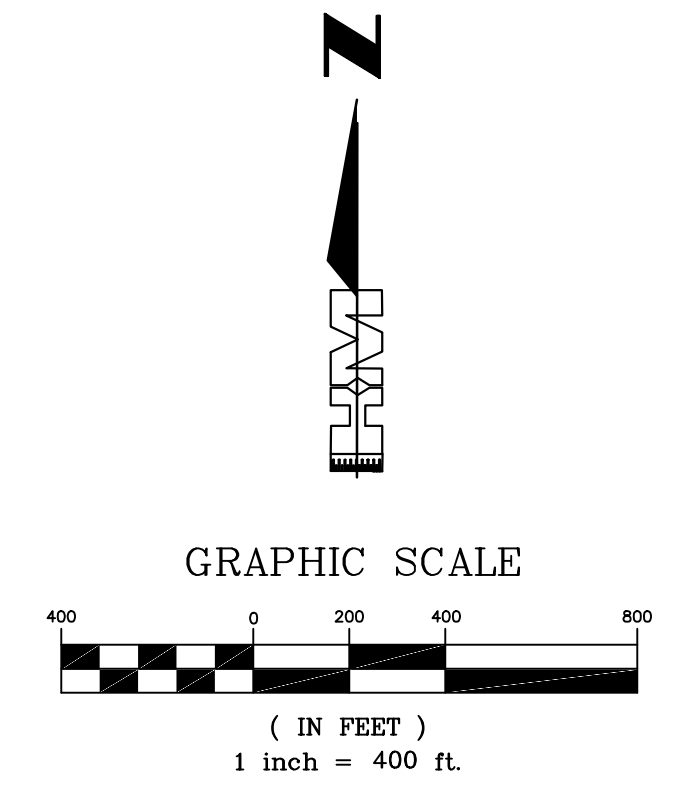
MAXIMUM HARDENED SHORELINE TREATMENT (65%)

- 62,876 L.F. * 65.0% = 40,869 L.F.

AVAILABLE SHORELINE TREATMENT FOR STABILIZATION

- 40,869 L.F. - 37,642 L.F. = 3,227 L.F.

SEE MASTER CONCEPT PLAN FOR PHASE 2 RESORT VILLAGE FOR REQUIRED LITTORAL PLANTINGS AND LOCATION



GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
- EXTREME CAUTION IS TO BE USED WHEN EXCAVATING, AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
- THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (i.e. SOD, BUSHES, TREES, ETC.), SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

GENERAL DEVELOPMENT NOTE:

- BASED ON THE SPWMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	9/16
DRAWN BY:	JKH	DATE:	9/16
CHECKED BY:	CLK	DATE:	9/16
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 400'



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER STABILIZATION PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835	
DATE	

REFERENCE NO.	DRAWING NO.
16045MSP	1407-03
PROJECT NO.	SHEET NO.
2019.035	3 OF 3

ADMINISTRATIVE AMENDMENT (PD) ADD2024-00228

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Rich Coppolino filed an application to amend the Final Plan Approval granted in ADD2017-00013, on a project known as Miromar Lakes Resort Village – Phase 2, to permit one accessory dwelling unit at 17421 Via Ancona Way, on property described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT “A”

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the property is located within a Mixed-Use Planned Development (MPD) known as Miromar Lakes, originally approved by Resolution number Z-99-029 (with subsequent amendments in Resolution numbers Z-02-072, Z-06-064, Z-10-019, Z-12-004, Z-13-020 and Z-23-018); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Condition 1.c. of Resolution Z-13-020 requires, as a prerequisite to approval of any local Development Order, an approved Final Zoning Plan (FPA) that specifies the type, intensity and configuration of development for the particular site prior to vertical (structural) development; and

WHEREAS, ADD2017-00013 granted Final Plan Approval (FPA) on a 9.38-acre tract to permit 29 residential single-family dwelling units, related accessory uses including temporary boat storage on a project known as Miromar Lakes Resort Village – Phase 2 (see Exhibit “E”); and

WHEREAS, ADD2019-00178 amended ADD2017-00013 to reconfigure common infrastructure and remove a boat storage facility with related conditions (see Exhibit “D”); and

WHEREAS, Resolution Z-23-018 increased the maximum total residential density to 3,066 units comprised of 1,592 single-family units and 1,474 multifamily units; and

WHEREAS, the applicant is requesting to amend the existing Final Plan Approval to include the use of an Accessory Dwelling Unit (ADU), and incorporate one ADU above an existing detached garage on the subject property (see Exhibit “B”); and

WHEREAS, the applicant has obtained approval for the request from the Miromar Lakes Master Homeowners Association (see Exhibit “C”); and

WHEREAS, Accessory Dwelling Units are limited by regulations contained in LDC Section 34-1177 and are assessed multifamily unit impact fees in Unincorporated Lee County; and

WHEREAS, ADD2023-00145 tabulates the current density allocated with Final Plan Approvals in the MPD and demonstrates sufficient multifamily units are available to support this request; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the subject application and plans have been reviewed for compliance with the MCP and all the conditions approved by Resolutions Z-13-020 and Z-23-018, as amended; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application to amend the Final Plan Approval granted in ADD2017-00013 to permit one accessory dwelling unit at 17421 Via Ancona Way is **APPROVED with the following conditions:**

1. **The development must remain in substantial compliance with the Final Plan Approval approved by ADD2017-00013, as amended by ADD2019-00178. The only change authorized by this amendment is use of an Accessory Dwelling Unit at 17421 Via Ancona Way.**
2. **Exhibit D of Resolution Z-13-013, as amended, is hereby further amended to include Accessory Dwelling Unit as a permitted use. The use of an Accessory Dwelling Unit is limited within the MPD to the subject property described in Exhibit “A” attached hereto.**
3. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**
4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the**

applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 1/16/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Exhibits

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: HOA Approval

Exhibit D: Final Plan Approval Amendment ADD2019-00178

Exhibit E: Final Plan Approval ADD2017-00013

Exhibit A

CASE NUMBER: ADD2024-00228

LEGAL DESCRIPTION

Lot 22, Block B, Miromar Lakes Unit XVII Costa Maggiore Phase I, Section 11, Township 46 South, Range 25 East, as recorded in Instrument #2017000181209, Of the Public Records Of Lee County, Florida.

STRAP NUMBER

11-46-25-L1-1500B.0220

REVIEWED
ADD2024-00228
Rick Burris, Principal
Planner
Lee County DCD/Planning
12/30/2024

Exhibit B

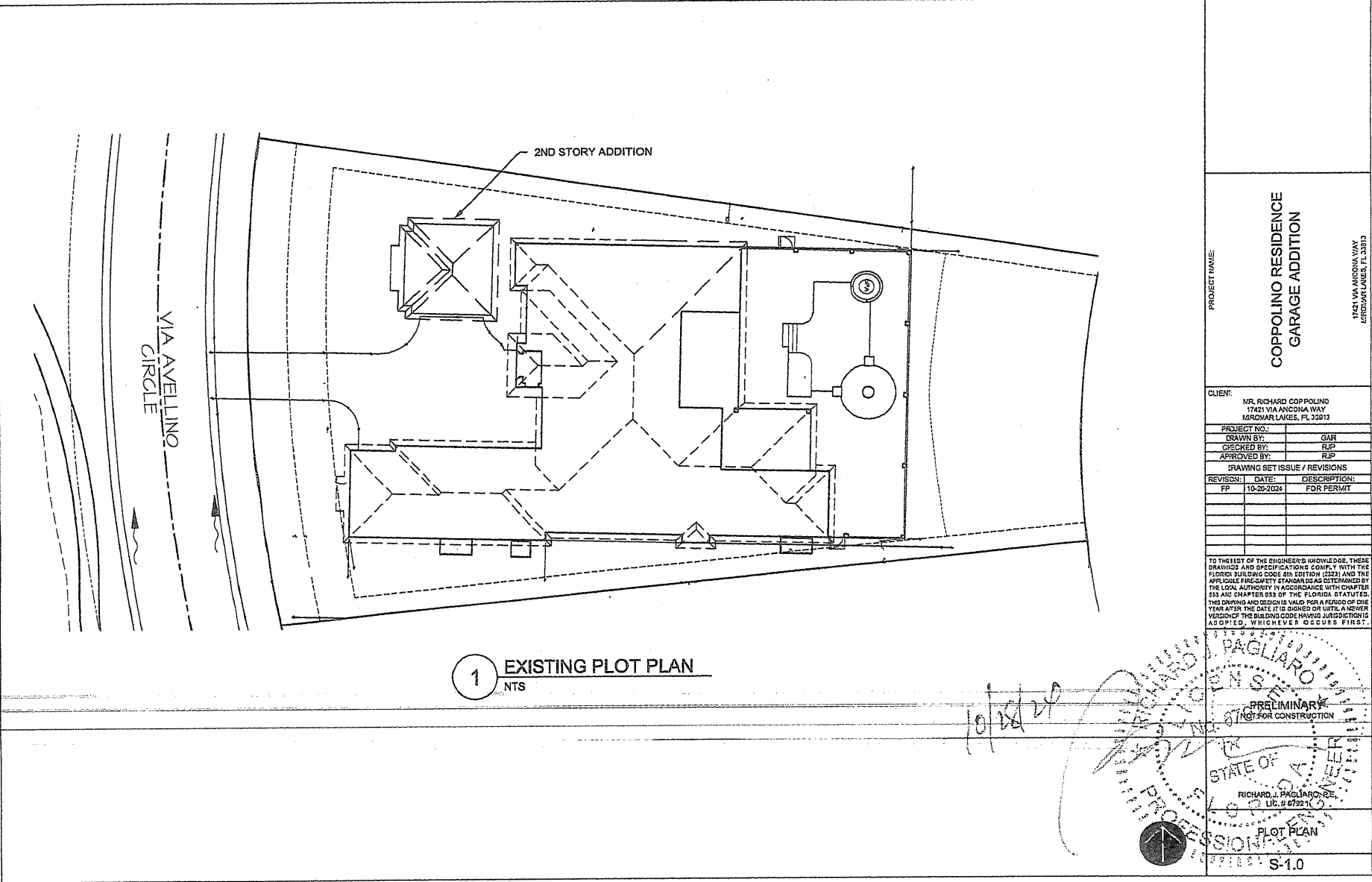


Exhibit C



July 23, 2024

Mr. Coppolino
17421 Via Ancona Way
Miromar Lakes, FL 33913

Reference: Add room onto existing garage

Mr. Coppolino:

We are in receipt of the modification for the referenced work listed above for 17421 Via Ancona Way.

Your request is **APPROVED**.

Construction hours are Monday – Friday 7 AM – 6 PM and Saturday's 9 AM to 3 PM.

Dumpsters must be emptied on a regular basis as needed, must not be above the top.

Debris and dirt on the side yard and all areas must be removed immediately and areas kept clean. Owner and/or contractor is responsible for any damage to common property or neighboring homes.

****Please advise us when work is complete.****

Should you have any further questions, please do not hesitate to contact me.

Sincerely,

Lisa Falzone

Lisa Falzone, CAM
Assistant Property Manager

cc: Custom Design Builders LLC
Sand Castle Management

ANE-000000



MODIFICATION REQUEST

Member Name: Richard Cappellaro Member #: 9618
 Address where modification is requested: 17421 V.A. ANCONA Way
 Neighborhood: ANCONA
 Email Address: RichCappellaro@aol.com Phone #: 917921-8747
 Type of Modification: ADD ROOM ON EXISTING GARAGE

(Give brief description of modification-any change of the exterior of your home from original plan, landscaping, roofing, driveway, painting, pool area, addition, dock, etc.)

Project start date: UPON PERMITS Competition Date: _____
 Contractor Name: TAD Phone #: 239-710-8080
 Contractor Email: Customdesignbuilders@gmail

**Modification requests should be submitted 30 days prior to work to be performed.
 Neighborhood Association approval is required prior to Master Association approval.

Modification Fee and Deposit Schedule

A Design Review and a Deposit are required as part of your application for modification. The Design Review Fee and Deposit must be paid at the time of submittal. Separate Checks are required for Design Review Fees and Deposits. Both Checks will be cashed. A site inspection will be completed by the Property Manager before and after the project. A refund check will be issued for the deposit amount as long as no damage has occurred. Please make checks payable to: **Miromar Lakes Master Association.**

The list below illustrated the deposits associated with the most commonly requested modifications. For modifications not shown, please contact Property Management at (239) 908-2061.

Miromar Lakes Master Association expects the job sites to be cleaned and projects completed in a timely manner.

Modification Description	Design Review Fee
--------------------------	-------------------

Home Addition, Driveway, Roofing,	\$100	\$3,000
Pool/Spa Decks, Exterior Kitchen, Large Landscaping Revision (over 1,000 sq. ft.), Large Screen Enclosure (over 500 sq. ft.)		

Small Landscaping Revision (under 1,000),	\$100	\$2,000
Or Small Screen Enclosure (under 500 sq. ft.)		

Fountain, Boat Dock/Lift, Hurricane covering,	\$100	\$1,000
Exterior Paint Color change, Fence, Dog Run, Door (garage or front door), Generator, Solar Panels, Gutters, Tree Removal, Children Play equipment, or Satellite Dish		

We understand Construction hours are Monday-Fridays 7 am to 6 pm. Saturdays 9 am to 3 pm. No work on Sundays. Dumpsters must be emptied on a regular basis as needed, must not be above the top. Debris and dirt on the side yard and all areas must be removed immediately and areas kept clean. Owner and/or contractor is responsible for any damage to common property or neighboring homes.

Member's Signature:

[Signature]

Date: 6/1/24

Contractor's Signature:

[Signature: See next pg]

Date:

Contractor must submit current Florida/Lee County Business License, current certificate of liability and worker's compensation coverage (or current exemption), listing the homeowner as the certificate holder, copy of contract, with materials and colors along with site plan.

Date Received:

Modification: Approved: *[Signature: OK Deew]*

Disapproved: _____

Approved as noted: _____

Miromar Lakes Master Association Representative:

[Signature: Deew]

Date: 7-22-24

<u>Modification Description</u>	<u>Design Review Fee</u>	<u>Deposit</u>
Home Addition, Driveway, Roofing, Pool/Spa Decks, Exterior Kitchen, Large Landscaping Revision (over 1,000 sq. ft.), Large Screen Enclosure (over 500 sq. ft.)	\$100	\$3,000
Small Landscaping Revision (under 1,000), Or Small Screen Enclosure (under 500 sq. ft.)	\$100	\$2,000
Fountain, Boat Dock/Lift, Hurricane covering, Exterior Paint Color change, Fence, Dog Run, Door (garage or front door), Generator, Solar Panels, Gutters, Tree Removal, Children Play equipment, or Satellite Dish	\$100	\$1,000

We understand Construction hours are Monday-Fridays 7 am to 6 pm. Saturdays 9 am to 3 pm.
No work on Sundays. Dumpsters must be emptied on a regular basis as needed, must not be above the top. Debris and dirt on the side yard and all areas must be removed immediately and areas kept clean. Owner and/or contractor is responsible for any damage to common property or neighboring homes.

Member's Signature: _____ Date: _____
 Contractor's Signature:  Date: 6-14-24

Contractor must submit current Florida/Lee County Business License, current certificate of liability and worker's compensation coverage (or current exemption), listing the homeowner as the certificate holder, copy of contract, with materials and colors along with site plan.

Date Received: _____

Modification: Approved: _____ Disapproved: _____

Approved as noted:

Miromar Lakes Master Association Representative: _____

Date: _____

Exhibit D

ADMINISTRATIVE AMENDMENT (FPA) ADD2019-00178

ADMINISTRATIVE AMENDMENT LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes, LLC filed an application for **Final Zoning Plan Approval within the Mixed Use Planned Development on a project known as Resort Village - Phase 2** to amend the Final Zoning Plan Approval granted in ADD2017-00013 to:

- **Extend Lake Maggiore Way;**
- **Revise the construction entrance to a final entrance design;**
- **Expand the existing recreational lake; and**
- **Remove previously approved Boat Storage Facility and Access Road.**

WHEREAS, the property is located in Miromar Lakes, described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the applicant indicates the current STRAP Number for the subject property is 11-46-25-L1-15FD1.0000; and

WHEREAS, the property was originally rezoned in Resolution Number Z-99-029 (with subsequent amendments adopted in Resolution Numbers Z-02-072, Z-06-064, Z-10-019, Z-12-004, and Z-13-020); and

WHEREAS, ADD2017-00013 for Miromar Lakes Resort Village – Phase 2 Final Zoning Plan Approval was granted on April 4, 2017 allowing for 29 single-family homes and related infrastructure; and

WHEREAS, this application has been sought to amend this previous action to adopt a new Final Plan Approval for Resort Village - Phase 2; and

WHEREAS, as part of the subject application the applicant is eliminating the proposed development of a boat storage facility and access road; and

WHEREAS, it is found the previously imposed conditions in ADD2017-00013 associated to these uses are no longer necessary; and

WHEREAS, the applicant is not proposing to amend that portion of the Final Zoning Plan Approval in ADD2017-00013 allowing for development of 29 single-family homes with related infrastructure; and

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, Resolution Number Z-13-020 requires Final Plan Approval in Condition 1.c. and d., as a prerequisite to approval of any local Development Order, specifying the type, intensity, and configuration of development for the particular site; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed Zoning Final Plan Approval does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for **Final Zoning Plan Approval within the Mixed Use Planned Development to amend the Final Zoning Plan Approval granted in ADD2017-00013** to:

- **Extend Lake Maggiore Way;**
- **Revise the construction entrance to a final entrance design;**
- **Expand the existing recreational lake; and**
- **Remove previously approved Boat Storage Facility and Access Road.**

is **APPROVED**, subject to the following conditions:

1. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect. Conditions of ADD2017-00013 related to the remaining elements of development approved in that action remain in effect, unless specifically amended by this action.**

With the elimination of the Boat Storage Facility and related boat launch and access road, ADD2017-00013 Conditions 8 through 17 are no longer in effect.

2. **The Development must be in compliance with the amended three-page FINAL PLAN APPROVAL for Miromar Lakes Resort Village – PH2D. A reduced copy is attached hereto.**
3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 1/17/2020

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:

- A. Legal Description
- B. Final Zoning Plan

EXHIBIT A

CASE NUMBER: ADD2019 -00178

STRAP NUMBERS

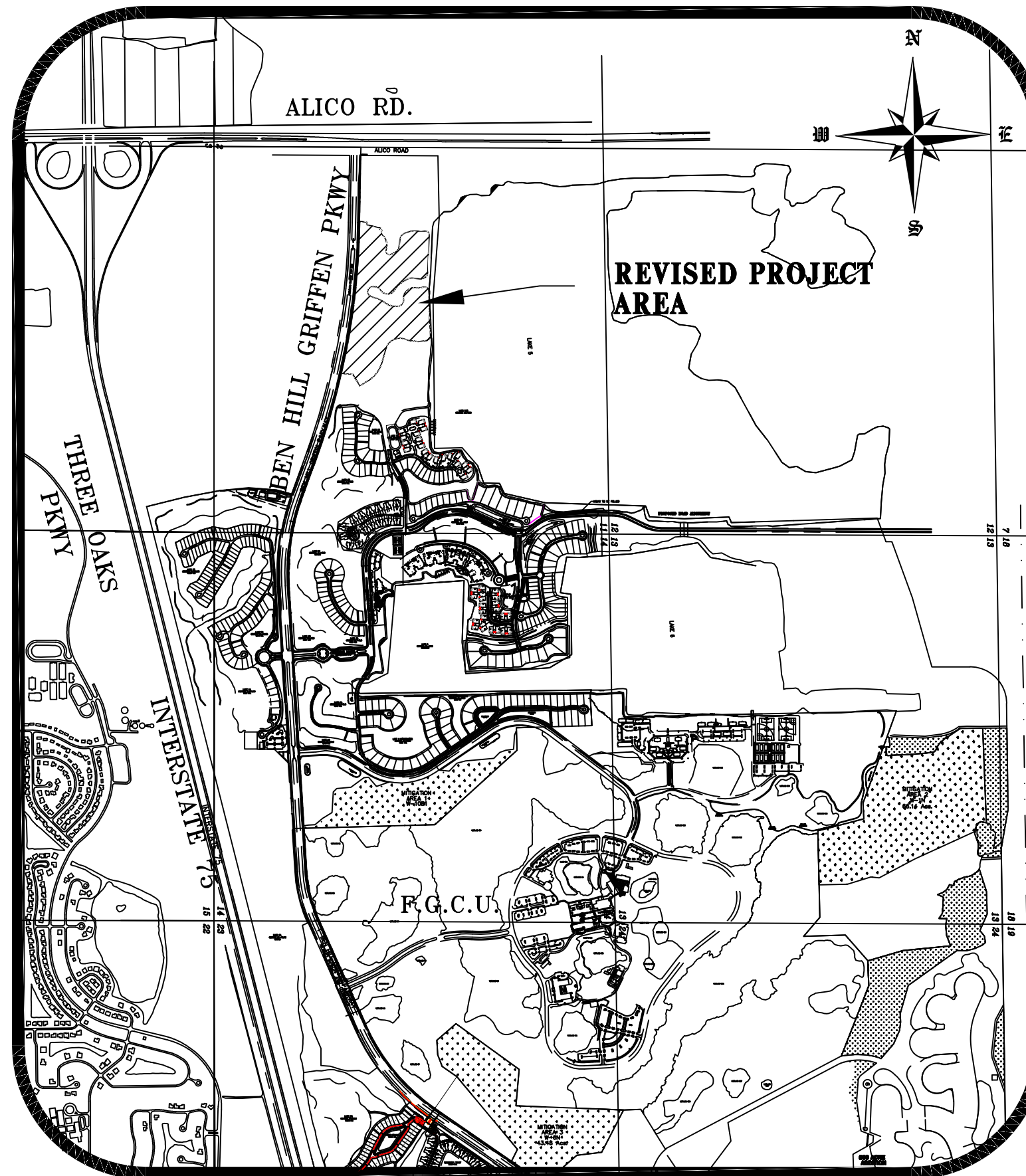
11-46-25-L1-15FD1.0000

11-46-25-L1-15FD1.0010

REVIEWED
ADD2019-00178
Daniel Munt, Planner
Lee County DCD
12/18/2019

FINAL PLAN APPROVAL FOR

LEE COUNTY NUMBER	APPROVAL HISTORY		TYPE	QUANTITY
	TRACT	DATE		
Z-99-029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000-00110	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7500 S.F.
ADD2000-00191	TEMP CLUBHOUSE	1/8/2001	COMMERCIAL	6,500 S.F.
ADD2001-00018	VALENCIA	5/24/2001	MULTI. FAMILY	80 UNITS
ADD2001-00085	TRACT M & N	9/17/2001	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	4/1/2002	RECREATION	4.77 ACRES
ADD2001-00125	TIVOLI	10/16/2001	SINGLE FAMILY	113 UNITS
ADD2001-00142	SALES CENTER	12/20/2001	COMMERCIAL	4,147 S.F.
ADD2002-00045	BELLAVISTA	6/28/2002	MULTI-FAMILY	60 UNITS
ADD2002-00077	MED. VILLAGE	8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002-00168	CAPRINI GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003-00028	VAVALDI	4/4/2003	MULTI-FAMILY	60 UNITS
ADD2003-00047	GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
Z-02-072	MIROMAR LAKES	12/15/2003	RESOLUTION	N/A
ADD2003-00151	CAPRINI GREENS MOD	12/18/2003	ADMEND. TO ADD2002-00168	
ADD2004-00033	SAN MARINO	7/21/2004	MULTI-FAMILY	160 UNITS
ADD2004-00042	MIRASOL ACCESS	4/2/2004	ACCESS	5.07 ACRES
ADD2004-00045	C1/C2 ACCESS	4/2/2004	ACCESS	1.02 ACRES
ADD2004-00054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004-00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004-00074	CAPRINI GREENS MOD	4/21/2004	ADMEND. TO ADD2002-00168	
ADD2004-00176	MIRASOL ACCESS MOD	11/17/2004	ADMEND. TO ADD2004-00042	
ADD2004-00177	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004-00223	MONTEBELLO	01/10/2005	MULTI-FAMILY	120 UNITS
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD2005-00134	MIRASOL PHASE 2	8/2/2005	MULTI-FAMILY	120 UNITS
ADD2005-00190	RAVENNA	3/31/2006	MULTI-FAMILY	60 UNITS
ADD2006-00004	BEACH CLUB PH. 2	3/13/2006	RECREATION	7.67 ACRES
ADD2006-00002	MIROMAR LAKES PKWY EXTENSION	3/13/2006	ACCESS	133.08 ACRES
ADD2006-00009	EAST 100 AC.	4/10/2006	SINGLE FAMILY	51 UNITS
Z-06-064	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2008-00130	BEACH COTTAGES	12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008-00144	SORRENTO LME MOD.	4/1/2009	ADMEND. TO ADD2006-00009	
ADD2009-00026	COSA AMALFI MOD.	4/16/2009	ADMEND. TO ADD2008-00130	
ADD2009-00026	COSA AMALFI MOD	3/8/2010	ADMEND. TO ADD2009-00026	
Z-10-019	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
Z-12-004	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2012-00110	PENINSULA PHASE III	5/16/2012	SINGLE FAMILY	28 UNITS
ADD2014-01012	PENINSULA PHASE IV	8/15/2014	SF / MF	28/48 UNITS
ADD2014-00175	COSTA AMALFI MOD.	10/27/2014	ADMEND. TO ADD2008-00130	
ADD2014-00213	UNIVERSITY VILLAGE PH. 1	PENDING	MIXED USE	168 M.F. 75,000 S.F.
ADD2015-00070	LAKE SHORELINE STABILIZATION	10/6/2015	RECREATIONAL	RIP RAP TO 65%
ADD2015-00079	TRACT M-M	07/14/2015	SINGLE FAMILY	12 UNITS
ADD2015-00209	POSITANO	01/12/2016	MULTI-FAMILY	40 UNITS
ADD2016-00025	TEMP BOAT STORAGE	07/07/16	RECREATION	N/A
ADD2016-00148	RESORT VILLAGE PH1	11/29/16	SINGLE FAMILY	24 UNITS
ADD2016-00206	SARDINIA	01/06/17	SINGLE FAMILY	8 UNITS
ADD2017-00013	RESORT VILLAGE PH2	07/30/19	SINGLE FAMILY	29 UNITS
ADD2019-	RESORT VILLAGE PH3	PENDING	SINGLE FAMILY	29 UNITS



PROPERTY LOCATION MAP
N.T.S.
STRAP NOS.
11-46-25-00-00001.0040

OPEN SPACE	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VAAVALDI	0
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH.2	2.73
MIROMAR LAKES PKWY. EXTENSION	0
EAST 100 Ac.	0
BEACH COTTAGES	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PH I	24.74
LAKE SHORE STABILIZATION	0
TRACT M-M	1.90
POSITANO	1.60
TEMPORARY BOAT STORAGE FACILITY	0.92
RESORT VILLAGE PHASE 1	2.26
SARDINIA	1.27
RESORT VILLAGE PHASE 2	7.02
TOTAL	420.07 AC.

<u>BOAT DOCK HISTORY</u>		
<u>SINGLE FAMILY SUBDIVISIONS</u>	<u>BOAT SLIPS APPROVED</u>	<u>BOAT SLIPS PROPOSED</u>
VERONA LAGO	55	0
CAPRINI GREENS/BELLAMARE	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	17	0
VOLTIERRA	12	0
GOSTA AMALFI (BEACH COTTAGES)	9	0
SORENTO (EAST 100 AC.)	11	0
PORTOFINO (EAST 100 AC.)	20	0
MURANO (EAST 100 AC.)	19	0
NAVONA (PENINSULA PH III)	10	0
GALERNO (PENINSULA PH III)	10	0
SALERNO (PENINSULA PH IV)	22	0
ESTATE LOTS (PENINSULA PH IV)	0	0
VILLA LOTS (PENINSULA PH IV)	0	0
TRACT M-M	0	0
POSITANO	0	0
RESORT VILLAGE - PHASE 1	8	0
SARDINIA	0	0
RESORT VILLAGE - PHASE 2	29	0
<u>TOTAL</u>	<u>232</u>	<u>29</u>
<u>ANCILLARY (250 MAXIMUM)</u>	<u>BOAT SLIPS APPROVED</u>	<u>BOAT SLIPS PROPOSED</u>
BEACH CLUB PH I	13	0
BEACH CLUB PH II	13	0
BEACH CLUB PH III	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1&2	18	0
BELLINI	18	0
RAVENNA	60	0
THE PENINSULA PH IV	16	0
	169	0
<u>TOTAL PROPOSED & APPROVED ANCILLARY SLIPS</u>		<u>169</u>
<u>TOTAL REMAINING ANCILLARY SLIPS</u>		<u>81</u>

EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.

AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.

PREPARED FOR:

MIROMAR LAKES, LLC

**CONTACT PERSON: TIM BYAL-V.P.
10801 CORKSCREW ROAD - SUITE 305
FT. MYERS, FL 33928
PH (239) 390-5100**

PREPARED BY:



HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

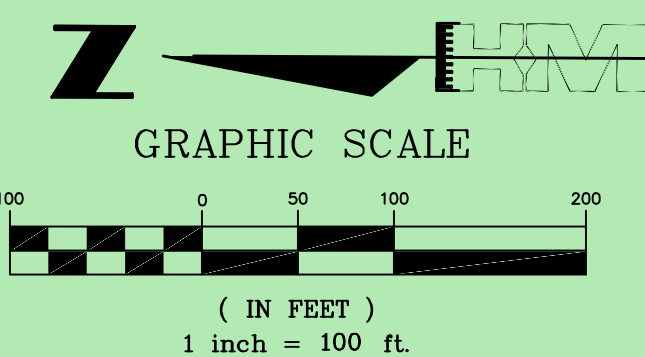
EXHIBIT B

DRAWING NO. 1407	MIROMAR LAKES RESORT VILLAGE PHASE 2D		☒ A ☒ A ☒ A ☒ A ☒ A	THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
PROJECT NO. 16.045	LEE COUNTY, FLORIDA		REVISED PER AGENCY COMMENTS 04/20/16 REVISIONS	CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #98925
			DATE	DATE

14-1019-2019035 UNV PLAN SET (VPA) 02-MCP.dwg Tab: 1412-07 MPPS Jan 07, 2020 = 8:04am

ALICO RD.

B.O.W. / PROPERTY LINE



PROP. LAKE EXPANSION
SHORELINE ±1,944 LF

FUTURE DEVELOPMENT
TRACT FD1
CONTRACTOR STAGING
AND MATERIAL
STORAGE AREA

PROP. STABILIZED
CUL-DE-SAC
PHASE 2D
(DEVIATION #5)

EXIST. DRY
DETENTION AREA
TO REMAIN

PROPOSED PHASE 2E
LANDSCAPING

OPEN SPACE
TRACT 1

OPEN SPACE
TRACT 2

PROPOSED PHASE 2D
LANDSCAPE WALL

PROPOSED OPTIONAL BRICK
PAVERS (DEVIATION #7)

5' WIDE, 4" THICK
CONCRETE SIDEWALK (TYP)

PROPERTY LINE

EXISTING LAKE 5/6

30' BEACH ESMT.
20' L.M.E.

FUTURE DEVELOPMENT
TRACT FD2
CONTRACTOR STAGING
AND MATERIAL
STORAGE AREA

PROP. LAKE 5/6
EXPANSION
PHASE 2D
2.77± AC

PROP. GUARDHOUSE
AND ENTRANCE GATES
PHASE 2D

PROP. MONUMENT
AND ENTRANCE SIGN
PHASE 2D

END OF RESORT VILLAGE
PHASE 2A R.O.W. -
BEGIN PHASE 2D R.O.W.

PHASE 2A LAKE 5/6
EXPANSION
3.23± AC

RESORT VILLAGE PHASE 2A
ADD2017-00013
29 SINGLE FAMILY UNITS

EXIST. PH. 1
REC. LAKE
EXPANSION
4.72± AC

RESORT VILLAGE PHASE 1
ADD2016-00148
25 SINGLE FAMILY UNITS

EXIST. LAKE 6S
1.89± AC

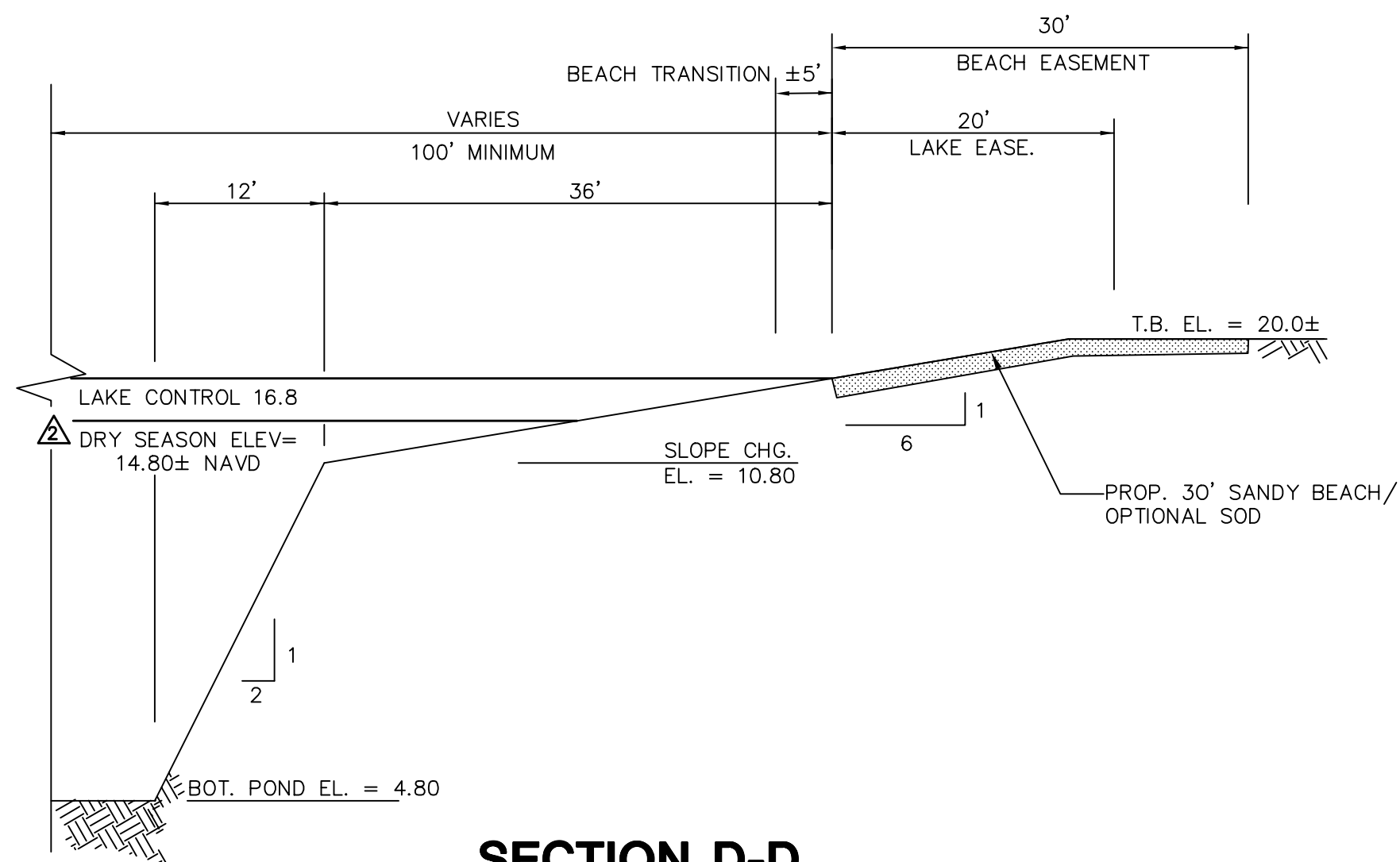
LAKE MAGGIORE WAY

BEN HILL GRIFFIN PKWY.

54' PROP. L.S. BERM & BUFFER

LEGEND:

- PROP. PHASE 2D ASPHALT
- PROP. PHASE 2D BRICK PAVERS
- FUTURE DEVELOPMENT TRACTS
- PROP. OPEN SPACE AREA
- PROP. LAKE AREA
- PHASE 2D FPA LIMITS



PROJECT DATA:

PROP. PHASE 2 ONSITE IMPROVEMENTS			
SINGLE FAMILY RES. LOTS	532,708 SF	= 12.23 AC.	= 17.61%
BUILDING AREA	292,989 SF	= 6.73 AC.	
IMPERVIOUS AREA	133,177 SF	= 3.06 AC.	
PERVIOUS AREA	106,542 SF	= 2.45 AC.	
RIGHT OF WAY AREA			
PERMITTED IMPERV. AREA	275,082 SF	= 6.31 AC.	= 9.09%
PERMITTED PERV. AREA	123,105 SF	= 2.83 AC.	
PH. 2D IMPERV. AREA	71,614 SF	= 1.64 AC.	
PH. 2D PERVIOUS AREA	29,522 SF	= 0.67 AC.	
FUTURE DEV. TRACT FD1	956,022 SF	= 21.95 AC.	= 31.60%
PERVIOUS AREA	946,077 SF	= 21.72 AC.	
IMPERVIOUS AREA	9,945 SF	= 0.23 AC.	
FUTURE DEV. TRACT FD2	514,422 SF	= 11.81 AC.	= 17.00%
FUTURE AMENITY TRACT	24,886 SF	= 0.57 AC.	= 0.82%
EXIST. LAKE 6S AREA	86,008 SF	= 1.97 AC.	= 2.84%
OPEN SPACE AREA			
OPEN SPACE TRACT 1	636,722 SF	= 14.62 AC.	= 21.04%
LIFT STATION IMPERV.	46,237 SF	= 1.06 AC.	
PERVIOUS AREA	539 SF	= 0.01 AC.	
OPEN SPACE TRACT 2	45,698 SF	= 1.05 AC.	
PERVIOUS AREA	28,415 SF	= 0.65 AC.	
PROP. REC LAKE	120,803 SF	= 2.77 AC.	
PREV. PERM. REC LAKE	140,659 SF	= 3.23 AC.	
EXIST. REC LAKE	69,060 SF	= 1.59 AC.	
PROP. LANDSCAPE BUFFER	82,713 SF	= 1.90 AC.	
PERVIOUS AREA	148,835 SF	= 3.42 AC.	
TOTAL PROJECT AREA	3,025,850 SF	= 69.46 AC.	= 100.0%

MIROMAR LAKES
RES #Z-13-020

PROPOSED LAND USE: SINGLE FAMILY
MIN SETBACKS:
FRONT: 20 FT. FRONT LOADING/ 12 FT. SIDE LOADING
SIDE: 5 FT.
REAR: 10 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 6,500 S.F.
MINIMUM LOT WIDTH = 50 FT.
MINIMUM LOT DEPTH = 70 FT.
MAX BUILDING HEIGHT 3 STORIES / 45 FT.

OPEN SPACE

PER ZONING RES Z-13-20
REQUIRED OPEN SPACE
SINGLE-FAMILY UNITS - N/A

DEVIATIONS PER RES #Z-13-020

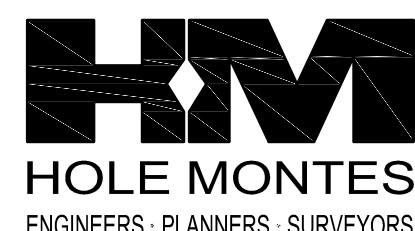
- DEVIATION (5): One means of access
- DEVIATION (7): Brick Pavers to Replace 1 1/2" S-1 on Private Roads
- DEVIATION (11): Reduction in 50 ft setback from ROW lines to water detention to minimum 25 ft

LANDSCAPE NOTES:
Per LDC Sec 10-416(d)(3) no buffer is required for
single family against a right of way.
LITTORAL PLANTING CALCULATION:
Per Section 10-418 of the Lee County LDC

ALL STREETS TO BE
PRIVATELY MAINTAINED

MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 07/22/19
DRAWN BY J.C.B.	DATE 07/22/19
CHECKED BY C.L.K.	DATE 07/22/19
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 100'



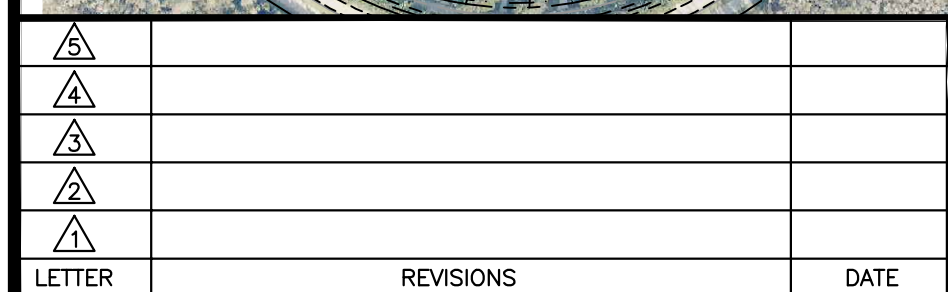
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER CONCEPT PLAN
PHASE 2D

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW:
CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME: 02-MCP	DRAWING NO.: 1412-02
PROJECT NO.: 2019035	SHEET NO.: 2 OF 3

LETTER	REVISIONS	DATE
△		
△		
△	REVISED PER LEE CO COMMENTS	01/07/20
△	REVISED PER LEE CO COMMENTS	11/20/19



DESIGNED BY: CLK	DATE: 9/16
DRAWN BY: JKH	DATE: 9/16
CHECKED BY: CLK	DATE: 9/16
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 400'



MASTER STABILIZATION PLAN

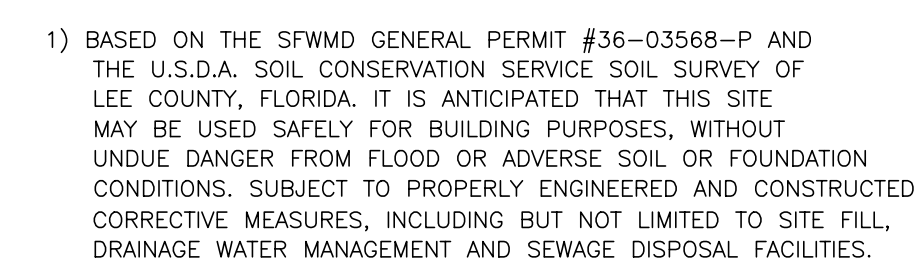
THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835

DATE _____

REFERENCE NO. 16045MSP	DRAWING NO. 1407-03
PROJECT NO. 2019.035	SHEET NO. 3 OF 3

SEE MASTER CONCEPT PLAN FOR PHASE 2 RESORT VILLAGE FOR
REQUIRED LITTORAL PLANTINGS AND LOCATION



Conditions 8 thru 17 are no longer in effect according
to ADD2019-00178 dated 1/17/2020.

Exhibit E

ADMINISTRATIVE AMENDMENT (FPA) ADD2017-00013

ADMINISTRATIVE AMENDMENT LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes, LLC filed an application for **Final Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as Miromar Lakes Resort Village – Phase 2 for 29 single-family homes and related infrastructure including temporary boat storage** on +/- 9.38 acres on property located at Miromar Lakes, Fort Myers, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned in Zoning Resolution Z-99-029 with subsequent amendments per zoning resolutions Z-02-072, Z-06-064, Z-10-019, Z-12-004, Z-13-020, and administrative amendments ADD2015-00070, ADD2016-00025 and ADD2016-00148; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Resolution Z-13-020 requires, as a prerequisite to approval of any local Development Order, an approved Final Zoning Plan (FPA) that specifies the type, intensity and configuration of development for the particular site; and

WHEREAS, the Miromar Lakes Mixed Use Planned Development (MPD)/Development of Regional Impact (DRI) is a +/- 1,800-acre mixed use project approved for 250,000 square feet of retail uses, 340,000 square feet of office uses, 40,000 square feet of industrial/research and development uses, 450 hotel rooms, 650 boat slips, 2,600 residential units, recreational facilities and preserve areas; and

WHEREAS, Condition 1.c. of Z-13-020 requires Final Plan Approval prior to the issuance of a local development order for the parcel development that includes vertical (structural) development; and

WHEREAS, the applicant is seeking Final Plan Approval (FPA) for a 9.38-acre tract for 29 residential single-family dwelling units and related infrastructure (Attachment "C"); and

Conditions 8 thru 17 are no longer in effect according
to ADD2019-00178 dated 1/17/2020.

WHEREAS, Resort Village Phase 1 was approved per ADD2016-00148 (Attachment "G") for 25 residential single-family dwelling units on +/- 9.06 acres to the east of the subject property; and

WHEREAS, this application is in compliance with the open space requirements and the applicant has included a landscape and littoral planting plan (Attachment "B"); and

WHEREAS, this applicant has provided for adequate buffering, landscaping, plantings and other improvements (Attachment "H") generally consistent with the Land Development Code and Zoning Resolution Z-13-020; and

WHEREAS, the applicant's request includes the use of rip rap over other shoreline stabilization treatments for portions of the proposed lake shoreline (Attachment "A"); and

WHEREAS, the applicant's request includes Deviations from the Land Development Code including requests related to the use of rip rap shoreline, access, and lake slopes (Attachment "D"); and

WHEREAS, the applicant requests Deviation #1 and #2 are from LDC Sec. 10-418 and 10-418(3) to allow the use of rip rap shoreline treatment adjacent to single-family uses along 65% of the proposed recreational lake shoreline (Attachment "D"); and

WHEREAS, Administrative Amendment ADD2015-00070 (Attachment "E") approved the Miromar Lakes Recreational Lake Shoreline Stabilization Plan; and

WHEREAS, this plan includes shoreline in Miromar Lakes and is consistent with this approval per ADD2015-00070; and

WHEREAS, the applicant requests Deviation #3 from LDC Sec. 10-291(p)(1) to allow Via Lucero to end without a cul-de-sac; and

WHEREAS, the applicant makes the case Via Lucero is a privately maintained road with little traffic; and

WHEREAS, the applicant requests Deviation #4 is from LDC Sec. 10-328(a) to allow lake maintenance easements within the limits of the platted single-family lots within the subject tract; and

WHEREAS, the applicant makes the case that Miromar Lakes has developed as a recreational lake community with home sites adjacent to lakes; and

WHEREAS, the applicant requests Deviation #5 from LDC Sec. 34-1954(b)(2) to allow "dry models" on site without sanitary sewer and potable water utilities; and

WHEREAS, the applicant makes a case the developer will be able to show the potential buyers examples of different unoccupied homes prior to certification of sanitary sewer and potable water services are available; and

**Conditions 8 thru 17 are no longer in effect according
to ADD2019-00178 dated 1/17/2020.**

WHEREAS, the applicant makes a case that Miromar Lakes operates a sales center at the entrance to Miromar Lakes for visitors to visit rest rooms; and

WHEREAS, Final Plan Approval (FPA) Administrative Amendment ADD2016-00025 was approved for a temporary boat storage facility for Miromar Lakes residents on 3.0 acres of property in proximity to the subject property (Attachment "F"); and

WHEREAS, this application includes a new location for temporary boat storage as conditioned consistent with ADD2016-00025; and

WHEREAS, the subject property is within the Residential "R" portion of Miromar Lakes per the approved Master Concept Plan per Zoning Resolution Z-13-020; and

WHEREAS, the Property Development Regulations per Z-13-020 permit Accessory Uses and Structures including private boat docks, Clubs (including accessory uses such as boat docks, boat ramps, and fishing piers), Entrance Gates, Fences, Walls, Recreational Facilities, personal and private including fishing piers, boat docks, boat ramps, and temporary uses); and

WHEREAS, the Property Development Regulations per Z-13-020 says, "Any activity comparable in nature with the foregoing uses and which the Director of the Lee County Community Development determines to be compatible in "R" district"; and

WHEREAS, this proposed activity is an accessory use and activity consistent with the permitted uses within the "R" portions of Miromar Lakes; and

WHEREAS, the applicant proposes a development to be used by the residents of Miromar Lakes to store boats, trailers, RVs and other vehicles in a secure area; and

WHEREAS, this is a limited access storage facility with a boat ramp and dock to allow the users a safe and controlled access to the adjacent lake; and

WHEREAS, upon development of the new temporary boat storage location on the subject property, the temporary boat storage per ADD2016-00025 will not be necessary and the property with the current boat storage will be developed with single-family development; and

WHEREAS, due to the unique, temporary and accessory nature of the proposed use the applicant requests two additional deviations from the Land Development Code, consistent with ADD2016-00025; and

WHEREAS, the applicant requests Deviation #6 from LDC Sec. 10-261(a) requiring all new construction to provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers to allow for no requirement for such containers or receptacles; and

Conditions 8 thru 17 are no longer in effect according
to ADD2019-00178 dated 1/17/2020.

WHEREAS, Condition 28 of Zoning Resolution Z-13-020 says, "As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC Sec. 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of these facilities will be reviewed at time of local development order application"; and

WHEREAS, the proposed storage activity requires no vertical construction with the exception of the fences, gates, and docks; and

WHEREAS, the applicant proposes a system where Miromar Lakes residents have limited access to the property accompanied by Miromar Lakes staff; and

WHEREAS, there will be no need, as proposed, to have any garbage or recycling facilities on site; and

WHEREAS, the applicant requests Deviation #7 requests relief from LDC Sec. 34-2020(b) requiring marinas and other water-oriented uses to provide for parking spaces to allow for no parking for the proposed facility; and

WHEREAS, the applicant proposes residents using this area for storage and boat ramp will not be permitted to park their vehicles in the facility; and

WHEREAS, staff has reviewed the deviation requests and finds that the planned development will be enhanced and that the intent of such regulations to protect health, safety and welfare will be served; and

WHEREAS, Environmental staff have reviewed the request and provided conditions of approval (Attachment "H"); and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the subject application and plans have been reviewed for compliance with the MCP and all of the conditions approved by Resolution Z-13-020, as subsequently amended; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as Resort Village – Phase 2 for 29 single-family homes and related infrastructure including

Conditions 8 thru 17 are no longer in effect according to ADD2019-00178 dated 1/17/2020.

temporary boat storage on +/- 9.38 acres on property is **APPROVED** with the following conditions:

1. The Development must be in substantial compliance with the Final Plan Approval: Site Plan per Attachment "A".
2. Any development which is not consistent with the final site plan approved herein and attached hereto, will require an additional, amended final plan approval.
3. Deviations as proposed are approved per the conditions of this Final Plan Approval only.
4. Prior to the issuance of a development order for Miromar Lakes Resort Village Phase 2, the landscape plan must be in substantial compliance with the Phase 2 Littoral Planting Plan and Landscape Calculations exhibit received February 23, 2017 per Attachment "B".
5. Prior to the issuance of a development order for Miromar Lakes Resort Village Phase 2, the boat storage area must illustrate the following:
 - a. Five foot wide buffer installed on the exterior of the fence planted with *Conocarpus erectus* (Green Buttonwood) installed four foot on center 45 gallon container size and at a minimum 60 inches overall;
 - b. Dry retention area planted with *Spartina patens* (Cordgrass) installed two foot on center and in one gallon container size.
6. A deviation from LDC Sec. 34-1954(b)(2) requiring model homes must be connected to water, sewer and electricity and must receive a certificate of occupancy as a model home only, prior to use as a model to approve dry models is approved with the following conditions:
 - a. Use of dry models is limited to single-family development consistent with the Final Plan Approval: Site Plan per Attachment "A".
 - b. Each model home within this development must have a floor plan that is distinctly different from other model homes within the development, per LDC Sec. 34-1954(b)(4).
 - c. Dry models are limited to four in locations to be determined at time of local development order.
7. Development must include the security entrance gates consistent with Attachment "A".

Conditions 8 thru 17 are no longer in effect according to ADD2019-00178 dated 1/17/2020.

8. Use of this property designated for boat storage is limited to the temporary storage of boats, trailers, RVs, and other vehicles (not including heavy machinery, dump trucks, or similar vehicles) for residents of Miromar Lakes only.
9. Boat, trailer, RV and other vehicle storage must comply with provisions for outdoor storage per LDC Sec. 34-3001 through 34-3005.
10. Temporary storage of RVs is limited to 5 at any one time.
11. Use of this property for commercial storage of any kind is prohibited.
12. Use of this property for boat launching, docking, or boat or vehicle storage by non-residents or non-employees of Miromar Lakes is prohibited.
13. Individual boats or vehicles may not be stored on site in excess of two calendar years.
14. This temporary use is limited to no more than two calendar years from the date this amendment (ADD2017-00013) is signed. Continued use after this point may only be permitted by a subsequent Final Plan Approval extending the date of approval or through amendment of the MPD through the public hearing process.
15. If garbage accumulates on this site for a week or longer, the developer must comply with LDC Sec. 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables.
16. Development or use of the proposed boat storage facility is permitted upon removal of boats, trailers and RVs from the site per ADD2016-00025.
17. Subsequent to development order approval of boat storage on the subject property, ADD2016-00025 is null and void.
18. Prior to Development Order approval for the T-Type turn around in lieu of a cul-de-sac on Via Lucero per Deviation #3, approval from the fire district must be obtained.
19. The proposed gate access must comply with all requirements of Lee County Land Development Code Section 34-1748.
20. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 4/4/2017 by

Audra Ennis, Zoning Manager
Lee County Community Development

Conditions 8 thru 17 are no longer in effect according
to ADD2019-00178 dated 1/17/2020.

Exhibit “A” – Approved Legal Description

Attachment “A” – Miromar Village Resort Village 2 Final Plan Approval

Attachment “B” – Applicant’s Landscape Plan/Lake Littoral Planting Plan

Attachment “C” - Applicant’s Cover Letter

Attachment “D” – Applicant’s Deviation Requests

Attachment “E” – ADD2015-00070 Recreational Lake Shoreline Stabilization

Attachment “F” – ADD2016-00025 Boat Storage

Attachment “G” – ADD2016-00148 Miromar Resort Village 1 Final Plan Approval

Attachment “H” – Environmental Staff Comments

EXHIBIT A

CASE NUMBER: ADD2017-00013

STRAP NUMBER

11-46-25-00-00001.0040

REVIEWED
ADD2017-00013
Jessica Leatherman,
Planner
Lee County DCD
2/1/2017

APPROVAL HISTORY				
LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
Z-99-029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000-00110	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7500 S.F.
ADD2000-00191	TEMP CLUBHOUSE	1/8/2001	COMMERCIAL	6,500 S.F.
ADD2001-00018	VALENCIA	5/24/2001	MULTI. FAMILY	80 UNITS
ADD2001-00085	TRACT M & N	9/17/2001	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	4/1/2002	RECREATION	4.77 ACRES
ADD2001-00125	TIVOLI	10/16/2001	SINGLE FAMILY	113 UNITS
ADD2001-00142	SALES CENTER	12/20/2001	COMMERCIAL	4,147 S.F.
ADD2002-00045	BELLAVISTA	6/28/2002	MULTI-FAMILY	60 UNITS
ADD2002-00077	MED. VILLAGE	8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002-00168	CAPRINI GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003-00028	VAVALDI	4/4/2003	MULTI-FAMILY	60 UNITS
ADD2003-00047	GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
Z-02-072	MIROMAR LAKES	12/15/2003	RESOLUTION	N/A
ADD2003-00151	CAPRINI GREENS MOD	12/18/2003	ADMEND. TO ADD2002-00168	
ADD2004-00033	SAN MARINO	7/21/2004	MULTI-FAMILY	160 UNITS
ADD2004-00042	MIRASOL ACCESS	4/2/2004	ACCESS	5.07 ACRES
ADD2004-00045	C1/C2 ACCESS	4/2/2004	ACCESS	1.02 ACRES
ADD2004-00054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004-00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004-00074	CAPRINI GREENS MOD	4/21/2004	ADMEND. TO ADD2002-00168	
ADD2004-00176	MIRASOL ACCESS MOD	11/17/2004	ADMEND. TO ADD2004-00042	
ADD2004-00177	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004-00223	MONTEBELLO	01/10/2005	MULTI-FAMILY	120 UNITS
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY/MULTI-FAMILY	72 UNITS
ADD2005-00134	MIRASOL PHASE 2	8/2/2005	MULTI-FAMILY	120 UNITS
ADD2005-00190	RAVENNA	3/31/2006	MULTI-FAMILY	60 UNITS
ADD2006-00004	BEACH CLUB PH. 2	3/13/2006	RECREATION	7.67 ACRES
ADD2006-00002	MIROMAR LAKES PKWY EXTENSION	3/13/2006	ACCESS	133.08 ACRES
ADD2006-00009	EAST 100 Ac.	4/10/2006	SINGLE FAMILY	51 UNITS
Z-06-064	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2008-00130	BEACH COTTAGES	12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008-00144	SORRENTO LME MOD.	4/1/2009	ADMEND. TO ADD2006-00009	
ADD2009-00026	COSA AMALFI MOD.	4/16/2009	ADMEND. TO ADD2008-00130	
ADD2009-00026	COSA AMALFI MOD	3/8/2010	ADMEND. TO ADD2009-00026	
Z-10-019	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
Z-12-004	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2012-00110	PENINSULA PHASE III	5/16/2012	SINGLE FAMILY	28 UNITS
ADD2014-00102	PENINSULA PHASE IV	8/15/2014	SF / MF	28/48 UNITS
ADD2014-00175	COSTA AMALFI MOD.	10/27/2014	ADMEND. TO ADD2008-00130	
ADD2014-00213	UNIVERSITY VILLAGE PH. 1	PENDING	MIXED USE	168 M.F. UNITS 75,000 S.F.
ADD2015-00070	LAKE SHORELINE STABILIZATION	10/6/2015	RECREATIONAL	RIP RAP TO 65%
ADD2015-00079	TRACT M-M	07/14/2015	SINGLE FAMILY	12 UNITS
ADD2015-00209	POSITANO	01/12/2016	MULTI-FAMILY	40 UNITS
ADD2016-00025	TEMP BOAT STORAGE	07/07/16	RECREATION	N/A
ADD2016-00148	RESORT VILLAGE PH I	11/29/16	SINGLE FAMILY	24 UNITS
ADD2016-00206	SARDINIA	01/06/17	SINGLE FAMILY	8 UNITS
ADD2017-00013	RESORT VILLAGE PH2	PENDING	SINGLE FAMILY	29 UNITS

FINAL PLAN APPROVAL

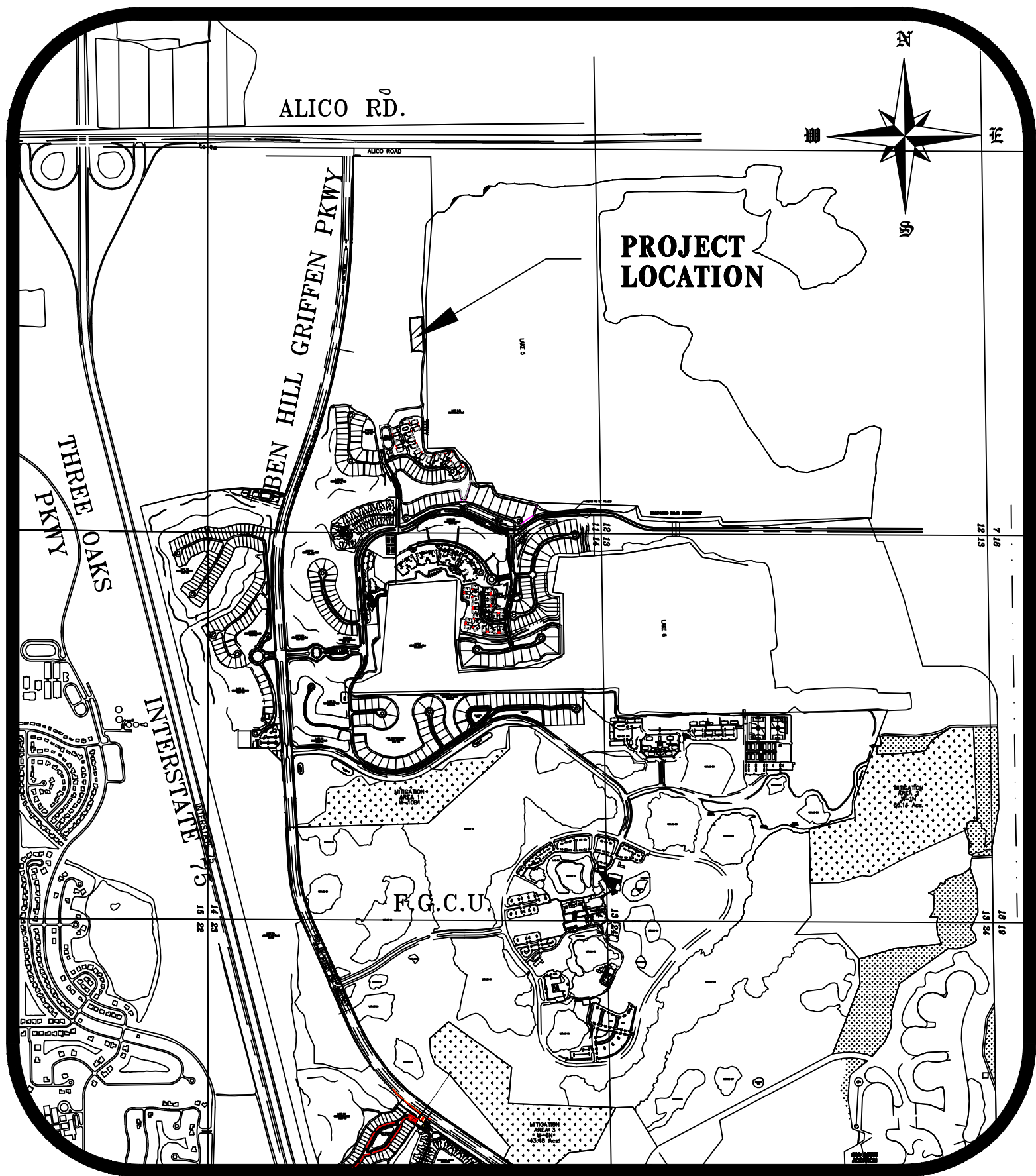
FOR

MIROMAR LAKES

RESORT VILLAGE - PH2

LEE COUNTY, FLORIDA

DATE: JANUARY 2017



PROPERTY LOCATION MAP
N.T.S.
STRAP NOS.
11-46-25-00-00001.0040

OPEN SPACE	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VAVALDI	0
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH.2	2.73
MIROMAR LAKES PKWY. EXTENSION	0
EAST 100 Ac.	0
BEACH COTTAGES	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PH I	24.74
LAKE SHORE STABILIZATION	0
TRACT M-M	1.90
POSITANO	1.60
TEMPORARY BOAT STORAGE FACILITY	0.92
RESORT VILLAGE PHASE 1	2.26
SARDINIA	1.27
RESORT VILLAGE PHASE 2	9.38
TOTAL	422.43 AC.

BOAT DOCK HISTORY		
SINGLE FAMILY SUBDIVISIONS	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
VERONA LAGO	55	0
CAPRINI GREENS/BELLAMARE	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	17	0
VOLTERRA	12	0
COSTA AMALFI (BEACH COTTAGES)	9	0
SORRENTO (EAST 100 AC.)	11	0
PORTOFINO (EAST 100 AC.)	20	0
MURANO (EAST 100 AC.)	19	0
NAVONA (PENINSULA PH III)	18	0
SALERNO (PENINSULA PH II)	10	0
SALERNO (PENINSULA PH IV)	22	0
ESTATE LOTS (PENINSULA PH IV)	0	0
VILLA LOTS (PENINSULA PH IV)	0	0
TRACT M-M	0	0
POSITANO	0	0
RESORT VILLAGE - PHASE 1	0	0
SARDINIA	0	8
TOTAL	235	8
ANCILLARY (250 MAXIMUM)		
	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
BEACH CLUB PH I	13	0
BEACH CLUB PH II	13	0
BEACH CLUB PH III	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1&2	18	0
BELLINI	18	0
RAVENNA	60	0
THE PENINSULA PH IV	16	0
TOTAL	169	0
TOTAL PROPOSED & APPROVED ANCILLARY SLIPS		169
TOTAL REMAINING ANCILLARY SLIPS		81
EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.		
AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.		

PREPARED FOR:

MIROMAR LAKES, LLC

CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD - SUITE 305
FT. MYERS, FL 33928
PH (239) 390-5105

ATTACHMENT "A"

PREPARED BY:



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

MIROMAR LAKES
RESORT VILLAGE PHASE 2

LEE COUNTY, FLORIDA

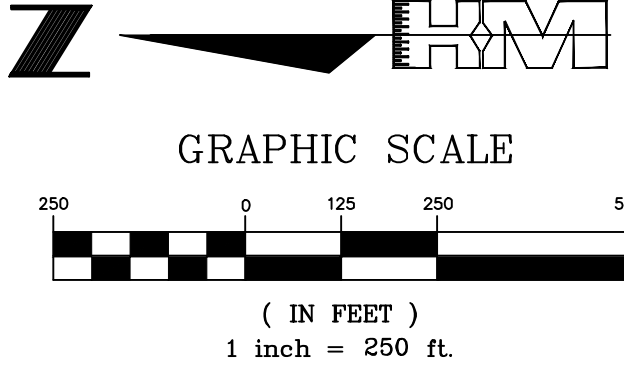
REVISOR
REVISED PER AGENCY COMMENTS

DATE
04/20/16

DATE
DATE

DRAWING NO.
1407

PROJECT NO.
16.045



\\s016\2016045\JUN\PLAN SETS\PA\Phase 2\02_AER.dwg (b: 1407-02 Aerial Photo Mar 17, 2017 - 4:28pm)

LETTER	REVISIONS	DATE

MIROMAR LAKES
RESORT VILLAGE PHASE 2
LEE COUNTY, FLORIDA

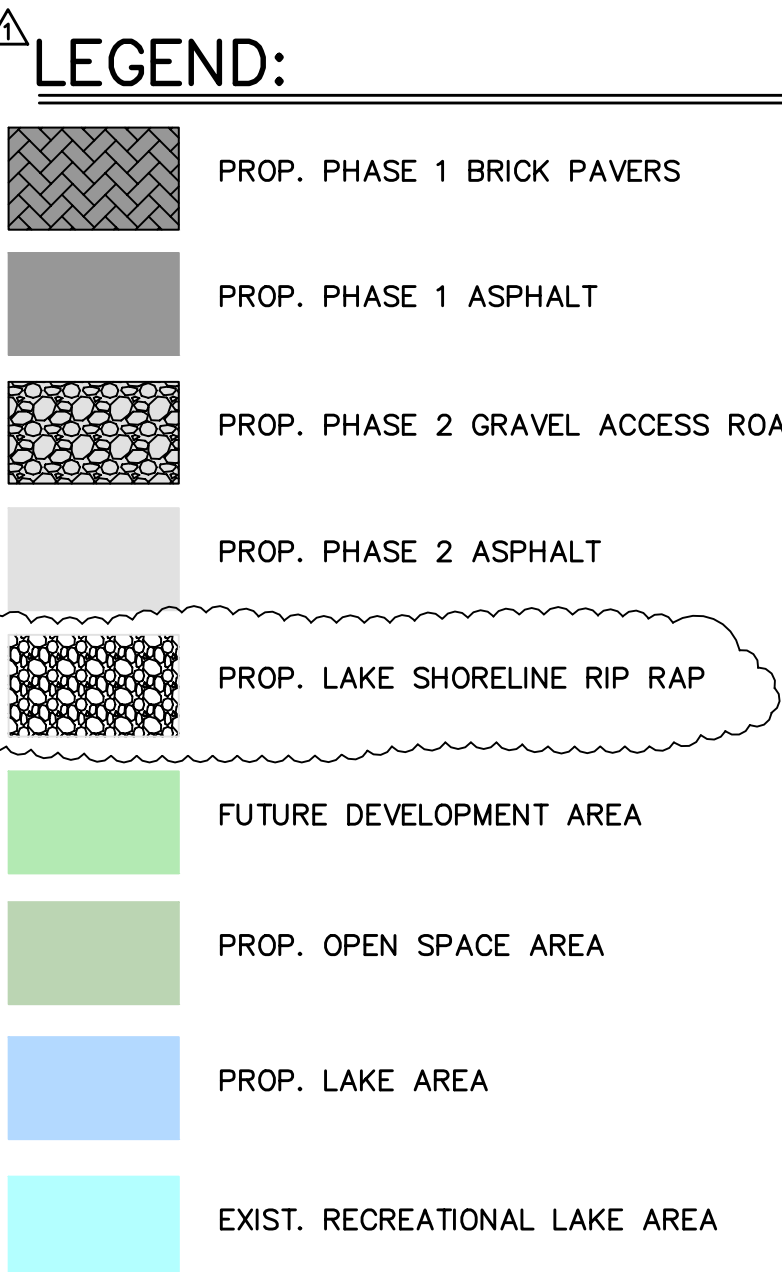
DESIGNED BY C.L.K.	DATE 01/09/17
DRAWN BY J.H.H.	DATE 01/09/17
CHECKED BY C.L.K.	DATE 01/09/17
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 250'



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

AERIAL PHOTOGRAPH
SWEC 11 TWP 46 RNG 25

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME: 02_AER	DRAWING NO.: 1407-02
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	PROJECT NO.: 2016.045	SHEET NO.: 2 OF 5



3. ALL ELEVATIONS REFER TO NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD88).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO
FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
3. EXTREME CAUTION IS TO BE USED WHEN
EXCAVATING, AS THE NUMBER AND LOCATION OF
EXISTING UTILITIES HAVE BEEN NOTED BASED ON
THE BEST INFORMATION AVAILABLE.
4. THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND
PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (I.E. SOD,
BUSHES, TREES, ETC.), SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE
REMOVED DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED
AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
7. PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND
RIGHT-OF-WAY PERMIT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY
ENGINEER. (NOTE: LANDSCAPING WORK TO BE DONE BY OTHERS.)
8. IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE
ARCHITECT.
9. ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE
INSTALLED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
10. ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING,
ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
11. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER
MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN. JOINTS TO BE EQUIDISTANT AT
CROSSING
12. CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE WET WELL OF EACH SEWAGE
PUMPING STATION AND BE INSTALLED IN AN UPSTREAM DIRECTION THEREFROM. SEWER
CONSTRUCTION SHALL BE CONTINUED ONLY FROM A DOWNSTREAM PIPE OR COMPLETED SEWER AT
ALL TIMES WITHOUT FLOW GAPS.
13. ALL WATER MAINS AND SEWAGE FORCE MAINS ON THIS PROJECT ARE TO BE C-900 CLASS 150
PVC PIPE, EXCEPT UNDER PAVEMENT WHERE DUCTILE IRON PIPE SHALL BE USED, AND IS TO
EXTEND AT LEAST 5' PASSED THE PAVED AREAS.
14. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS
FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION
15. MODEL HOMES SHALL BE ALLOWED Z-13-020

PROP. ONSITE IMPROVEMENTS					
SINGLE FAMILY RES. LOTS	532,708 SF	= 12.23 AC.	= 17.61%		
BUILDING AREA	292,989 SF	= 6.73 AC.			
IMPERVIOUS AREA	133,177 SF	= 3.06 AC.			
PERVIOUS AREA	106,542 SF	= 2.45 AC.			
RIGHT OF WAY AREA	194,719 SF	= 4.47 AC.	= 6.44%		
IMPERVIOUS AREA	123,105 SF	= 2.83 AC.			
PERVIOUS AREA	71,614 SF	= 1.64 AC.			
TEMP. CONST. ACCESS ROAD	28,997 SF	= 0.67 AC.	= 0.96%		
BOAT STORAGE ACCESS. ROAD	8,508 SF	= 0.20 AC.	= 0.28%		
BOAT STORAGE FACILITY	63,136 SF	= 1.45 AC.	= 2.09%		
WATER MANAGEMENT LAKE AREA	82,222 SF	= 1.89 AC.	= 2.72%		
BOAT STORAGE WATER MGMT.	37,899 SF	= 0.87 AC.	= 1.25%		
OPEN SPACE AREA	617,091 SF	= 14.16 AC.	= 20.39%		
PROP. REC LAKE	140,659 SF	= 3.23 AC.			
EXIST. REC LAKE	67,713 SF	= 1.55 AC.			
PROP. LANDSCAPE BUFFER	234,393 SF	= 5.38 AC.			
PERVIOUS AREA	174,326 SF	= 4.00 AC.			
FUTURE DEVELOPMENT AREA	1,460,575 SF	= 33.52 AC.	= 48.26%		
TOTAL PROJECT AREA	3,025,850 SF	= 69.46 AC.	= 100.0%		

PROPOSED LAND USE: SINGLE FAMILY
MIN SETBACKS:
FRONT: 20 FT. FRONT LOADING/ 12 FT. SIDE LOADING
SIDE: 5 FT.
REAR: 10 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 6,500 S.F.
MINIMUM LOT WIDTH = 50 FT
MINIMUM LOT DEPTH = 70 FT
MAX BUILDING HEIGHT 3 STORIES / 45 FT

PER ZONING RES Z-13-20
REQUIRED OPEN SPACE
SINGLE-FAMILY UNITS - N/A

DEVIATION (5): One means of access

DEVIATION (7): Brick Pavers to Replace 1 1/2" S-1 on Private Roads

REQUESTED DEVIATION:

1. Deviation from LDC 10-418 which prohibits the use of rip-rap adjacent to single family homes; to allow the placement of rip-rap adjacent to single family homes.
2. Deviation from LDC 10-418(3) which limits the use of rip-rap and other hardened shoreline treatment to 20% of an individual lake shoreline; to allow up to 65% of the shoreline on the adjacent lake.
3. Deviation from LDC 10-296(p)(1) to allow Via Bergamo Ct. to end without a cul-de-sac. This is a privately maintained access way that services two residential units per ADD2015-00070.
4. Deviation from LDC 10-328(A) to allow lake maintenance easements within the limits of the platted single-family lots within the subject tract.
5. Deviation from LDC 34-1954(b)(2) to allow dry models.
6. Deviation from LDC Section 10-261(a) to allow new construction of multifamily residential developments, commercial businesses, and industrial uses must provide sufficient on-site space for placement of garbage containers or receptacles, and sufficient space for recycle materials collection containers, to allow for no requirement for containers or receptacles.
7. Deviation from LDC Section 34-2020(b) to allow Marinas and other water-oriented uses. Request a deviation from LDC Section 34-2020 that requires parking Marinas and other water-oriented uses to allow for no required parking for the proposed facility.

LANDSCAPE NOTES:
PER LDC SEC 10-416(d)(3) HAS NO BUFFER
REQUIREMENT FOR SINGLE FAMILY AGAINST
RIGHT-OF-WAY.

LITTORAL PLANTING CALCULATION:

REQUIRED LITTORAL PLANTINGS

LAKE 5/6
 $2,804 \text{ LF} * 25\% = 701 \text{ FT}$
 $720 \text{ FT} * 20' = 14,020 \text{ SF PLANTED LITTORAL SHELF}$
 $14,020 \text{ SF} / 4 = 3,505 \text{ REQ PLANTS}$

COMPENSATORY LITTORALS FOR RIP RAP
 $3,177 * 5' = 15,885 \text{ S.F.} * 50\% \text{ COVERAGE} = 7,943 \text{ S.F.}$
 W/ PLANTINGS 2' O.C. = 3,972 PLANTS REQUIRED

LAKE 6S
 $1,490 \text{ LF} * 25\% = 373 \text{ FT}$
 $373 \text{ FT} * 20' = 7,450 \text{ SF PLANTED LITTORAL SHELF}$
 $7,450 \text{ SF} / 4 = 1,863 \text{ REQ PLANTS}$

ALL STREETS TO BE PRIVATELY MAINTAINED

MIROMAR LAKES

RESORT VILLAGE - PHASE 2

LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 01/03/17
DRAWN BY J.C.B.	DATE 01/03/17
CHECKED BY C.L.K.	DATE 01/03/17
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 100'



HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS

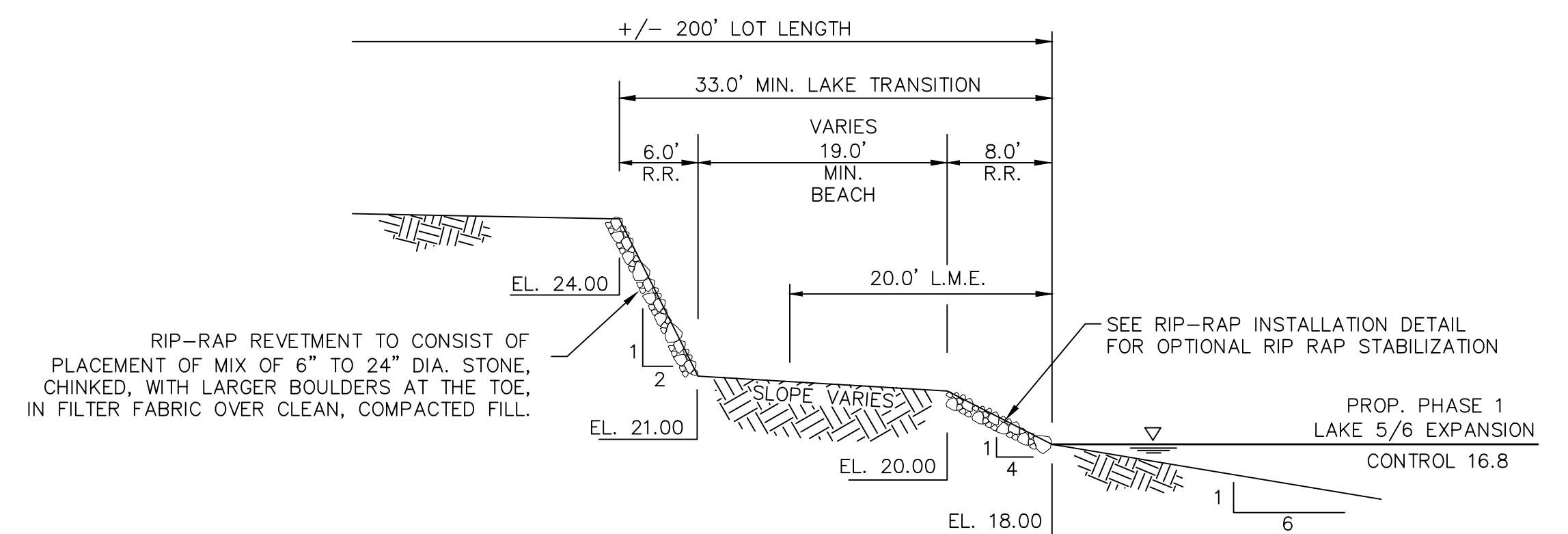
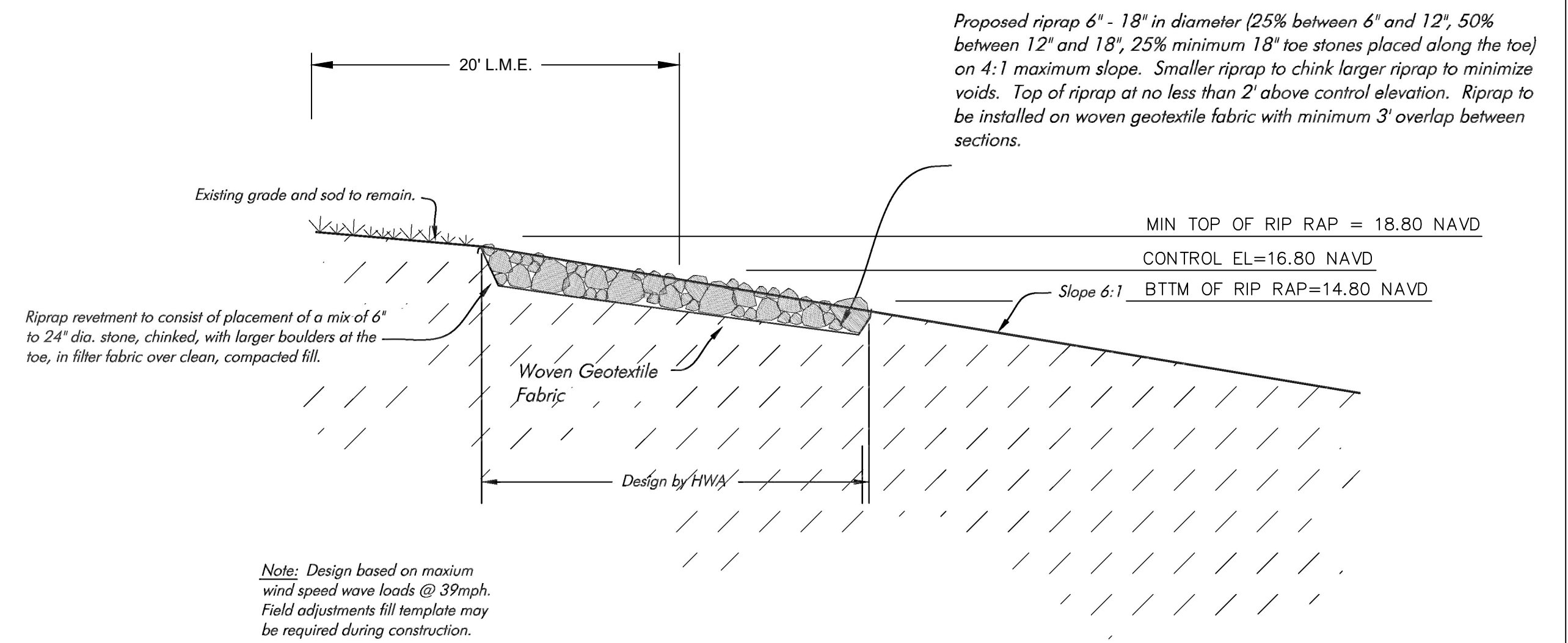
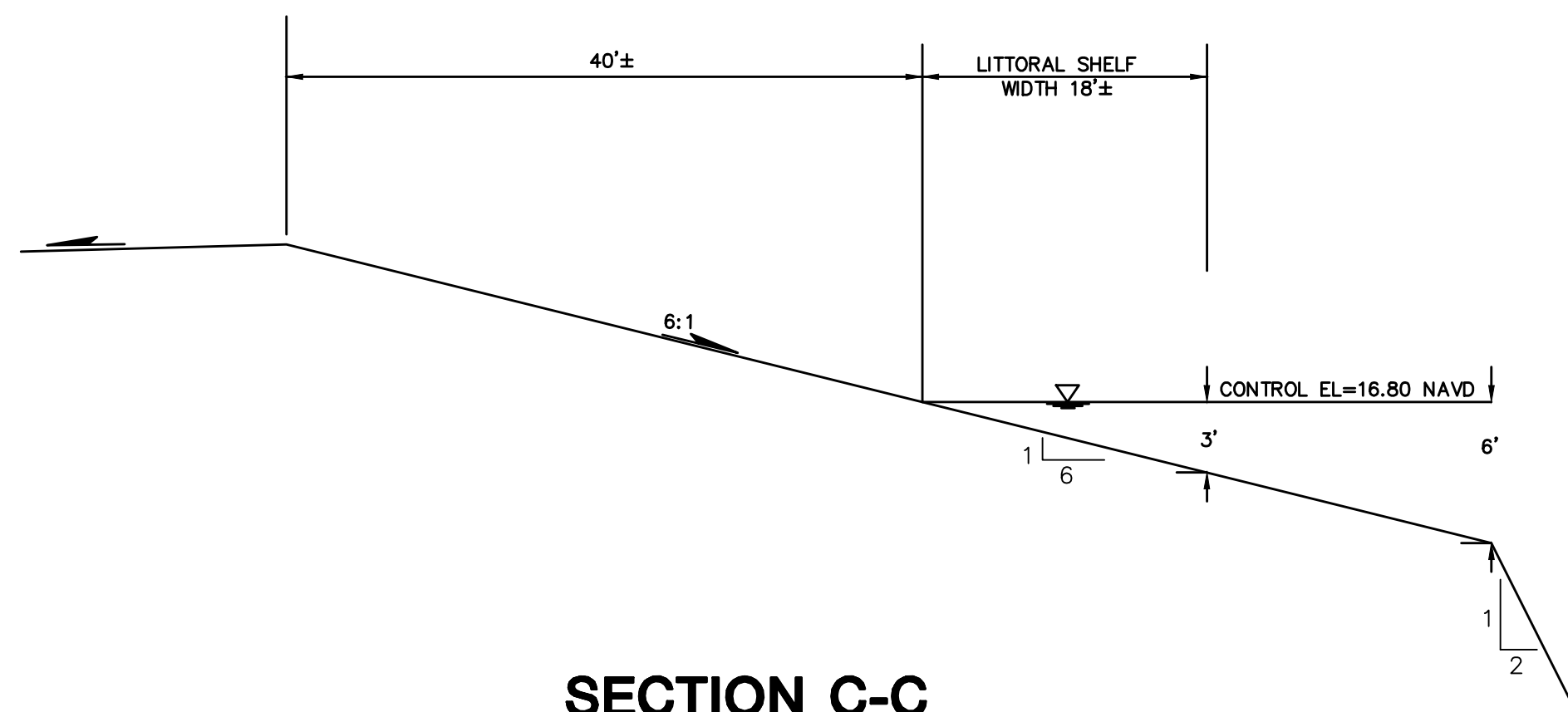
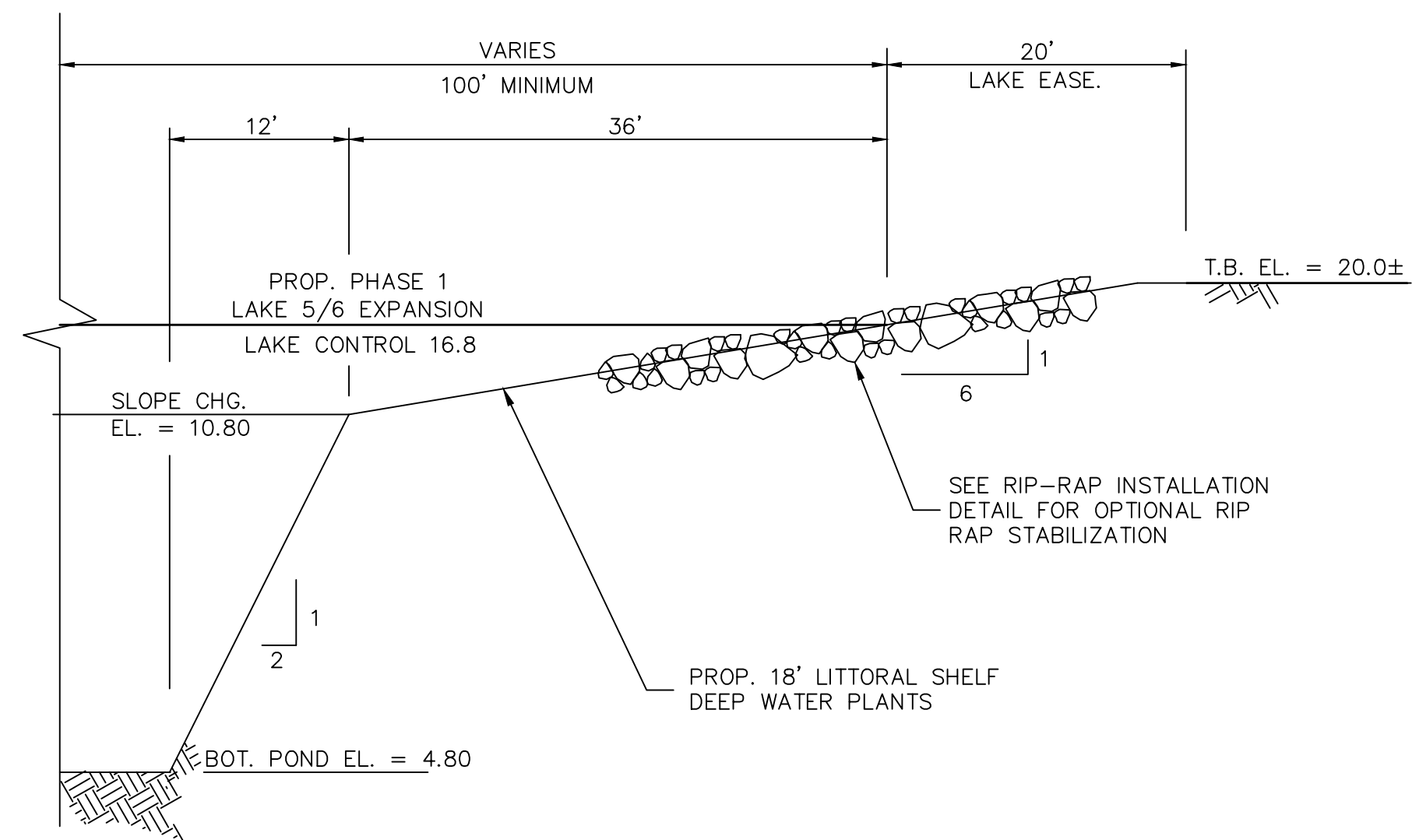
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER CONCEPT PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE _____

CAD FILE NAME: 1407-05 MCP	DRAWING NO.: 1407-0
PROJECT NO.: 2016045	SHEET NO.: 3 OF 5



△		
△		
△		
△		
△		
LETTER	REVISIONS	DATE

MIROMAR LAKES, LLC.
SARDINIA AT MIROMAR LAKES
LEE COUNTY, FLORIDA

DESIGNED BY C.L.K.	DATE 11/16
DRAWN BY C.L.K./J.K.H.	DATE 11/16
CHECKED BY C.L.K.	DATE 11/16
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=40'

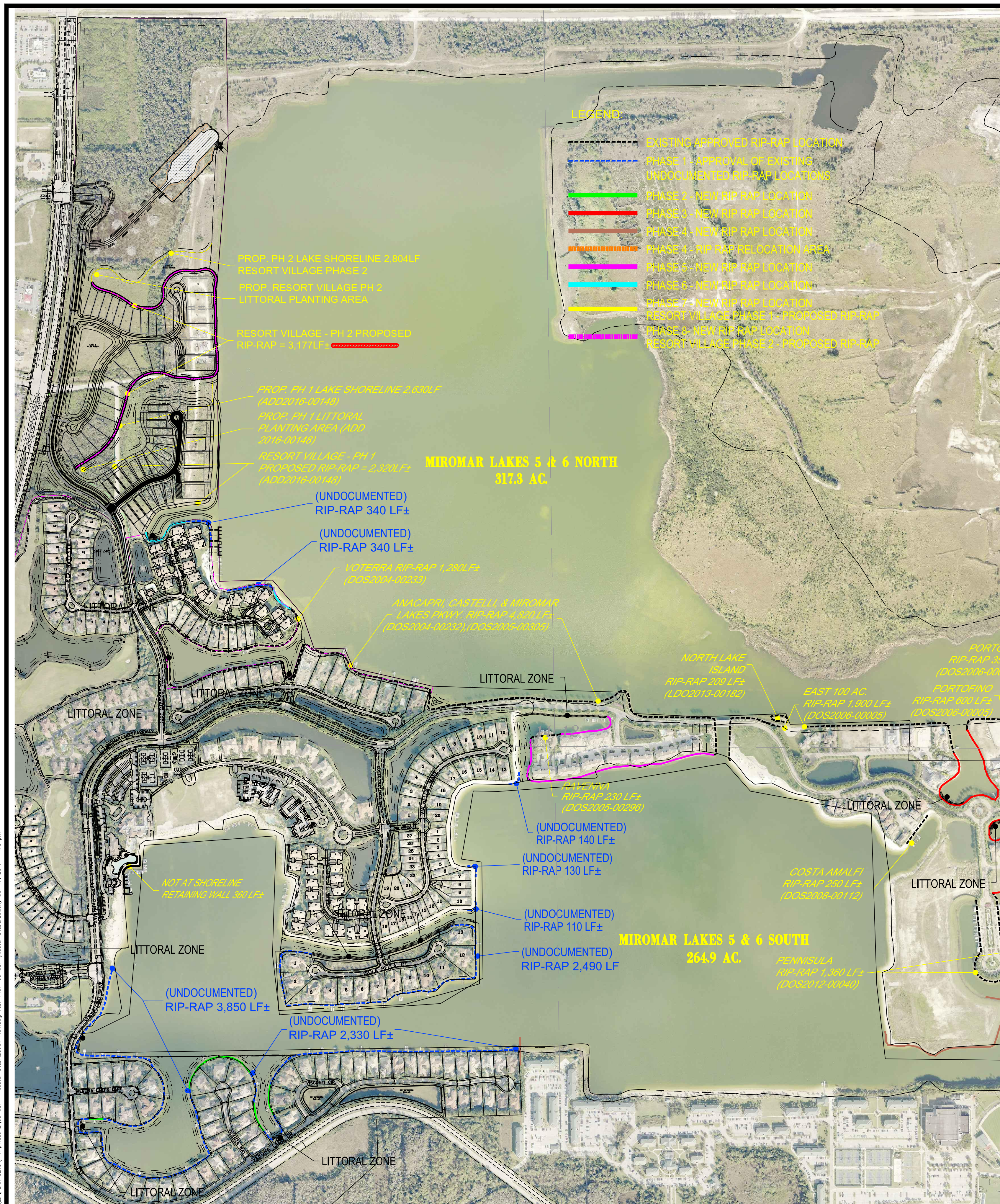


6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

DETAILS

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME: 16087-DTL	DRAWING NO.: 1407-04
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	PROJECT NO.: 2016.087	SHEET NO.: 4 OF 5

H:\2016\06045\UN\PLAN SET\VP\Draw 2\03 MSP - Master Stabilization Plan.dwg Tab: 1407-03 MSP (Master Stabilization) Mar 17, 2017 - 4:34pm



PROPOSED LAKE 5 & 6 SHORELINE:

TOTAL SHORELINE	62,876 L.F.
PROPOSED RIP RAP	
APPROVED	11,130 L.F.
PHASE 1	10,750 L.F.
PHASE 2	1,140 L.F.
PHASE 3	2,910 L.F.
PHASE 4	5,795 L.F.
PHASE 5	2,100 L.F.
PHASE 6	600 L.F.
PHASE 7 RESORT VILLAGE PH1	2,320 L.F.
PHASE 8 RESORT VILLAGE PH2	3,177 L.F.
TOTAL	39,992 L.F.

PERCENTAGE TO COVER PROPOSED SHORELINE TREATMENT

- 39,992 L.F. / 62,876 L.F. * 100 = 63.60%

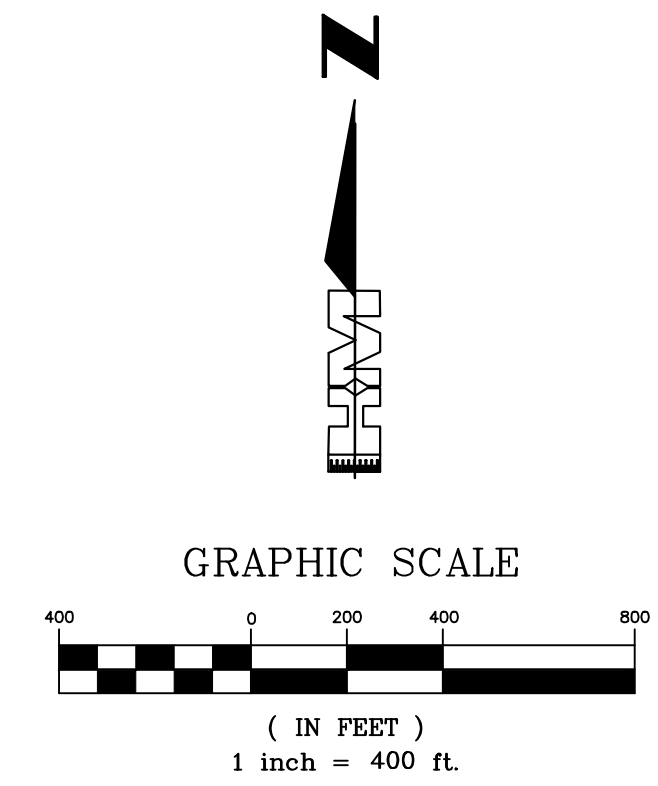
MAXIMUM HARDENED SHORELINE TREATMENT (65%)

- 62,876 L.F. * 65.0% = 40,869 L.F.

AVAILABLE SHORELINE TREATMENT FOR STABILIZATION

- 40,869 L.F. - 39,992 L.F. = 877 L.F.

SEE MASTER CONCEPT PLAN FOR PHASE 2 RESORT VILLAGE FOR REQUIRED LITTORAL PLANTINGS AND LOCATION



GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
- EXTREME CAUTION IS TO BE USED WHEN EXCAVATING, AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
- THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (i.e. SOO, BUSHES, TREES, ETC.), SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

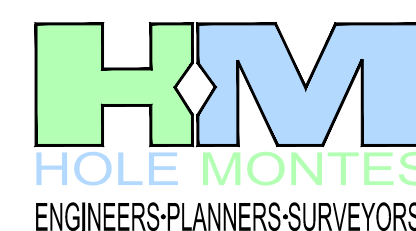
GENERAL DEVELOPMENT NOTE:

- BASED ON THE SPWMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

REVISIONS	DATE

MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	9/16
DRAWN BY:	JKH	DATE:	9/16
CHECKED BY:	CLK	DATE:	9/16
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 400'



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER STABILIZATION PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE

REFERENCE NO.	DRAWING NO.
16045MSP	1407-05
PROJECT NO.	SHEET NO.
2016.045	5 OF 5

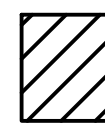
SECTION 10-418

Planted littoral shelf (PLS). The following features are considered sufficient to mimic the function of natural systems, improve water quality and provide habitat for a variety of aquatic species, including wading birds and other waterfowl.

- Size requirements. The PLS shoreline length must be calculated at 25 percent of the total linear feet of the lake at control elevation.
- Location criteria.
 - The PLS should be concentrated at one location of the lake, preferably adjacent to a preserve area, to maximize its habitat value and minimize maintenance efforts. The required PLS may be divided and placed in multiple locations as long as no PLS area is smaller than 1,000 square feet. Whenever possible, the PLS must be located away from residential lots to avoid maintenance and aesthetic conflicts with residential users.
 - The PLS may be located adjacent to control structures and pipe outlets or inlets to maximize water quality benefits and not impede flow.
 - If contained within a lake the PLS must function as a typical freshwater marsh in ponds with slopes from 6(H) to 1(V) to not more than 4(H) to 1(V).
- Shelf configuration.
 - The PLS must be designed to include a minimum of a 20 foot wide littoral shelf extending waterward of the control elevation at a depth of no greater than two feet below the control elevation.
 - A detailed cross section of the PLS must be depicted on the approved development order plan.
- Plant selection.
 - Herbaceous plants must be selected based upon the expected water level fluctuations and maximum water depths in which the selected plants will survive. The PLS areas must be planted with at least four different native herbaceous plant species.
 - Plant calculations. The required number of herbaceous plants is calculated based upon placement spaced two foot on center for the total area encompassed by the PLS. The PLS must be planted with minimum two-inch liner container herbaceous plants.

The total number of plants for the PLS may be calculated by taking the total linear feet of shoreline multiplied by 25 percent, then multiplied by the 20-foot wide shelf and divided by four to obtain the two-foot on center spacing.

 - Native wetland trees may be substituted for up to 25 percent of the total number of herbaceous plants required. One tree (minimum ten-foot height; 2 inch caliper, with a four-foot spread) may be substituted for 100 herbaceous plants. Trees must meet the minimum standards set forth in [section 10-420](#).
- Shelf elevation. The design elevation of the PLS will be determined based upon the ability of the PLS to function as a marsh community and the ability of selected plants to tolerate the expected range of water level fluctuations.
- Survival of plant materials. Trees and herbaceous plants must be maintained in perpetuity consistent with [section 10-421\(b\)](#).



LAKE LITTORAL PLANTING ZONE DATA

THE LAKES ARE NOT CONSTRUCTED AS A DEEP LAKE.

LAKE #2, 1.89 ac.; 1,490 LINEAL FOOT PERIMETER
1,490 LF X 25% = 373 X 20' = 7,460 SF OF PLANTED LITTORAL SHELF REQUIRED.

7,460 ÷ 4 = 1,865 PLANTS REQUIRED AND 1900 MINIMUM PROVIDED

1 WETLAND TREE (10", 2" CAL. 4' SPREAD) CAN SUBSTITUTE FOR 100 PLANTS.

LAKE #4, 3.23 ac.; 2,377 LINEAL FOOT PERIMETER
2,377 LF X 25% = 595 X 20' = 11,885 SF OF PLANTED LITTORAL SHELF REQUIRED. 13,375 PROVIDED.

11,885 ÷ 4 = 2972 PLANTS REQUIRED AND 3350 MINIMUM PROVIDED

ADDITIONAL LITTORAL PLANTS
(3,195 L.F. OF Rip Rap):

3,195 L.F. X 5' = 15,975 SF X 50% Coverage = 7,988 SF
with Plantings at 2' OC =
1997 Plants Required - 100% Native.
2000 Plants Provided

Planting Zone Littoral Plantings Required Lake 2 = 1,865
Planting Zone Littoral Plantings Required Lake 4 = 2,972
RipRap Littoral Plantings Required = 1997
TOTAL REQUIRED: 6,834
TOTAL PROVIDED: 7,350

OPEN SPACE CALCULATION

1,494,241 (34.3 ac.) phase 2

Large projects: open space = 30% of total acreage.
The following uses may contribute to the open space requirements provided the minimum dimensions are met:

- Buffers and landscaped areas in off-street parking areas, except for areas reserved for future parking spaces pursuant to section 34-2017(d);
 - Dry detention areas.
 - Existing or proposed bodies of water, including stormwater management areas and areas subject to saltwater inundation, which may be used to offset up to a maximum of 25 percent of the required open space area.
- 1,494,241 SF X 30% = 448,273 SF Required
- REFER TO ENGINEERS PLANS FOR OPEN SPACE DELINEATION

BUFFER STANDARDS FOR SINGLE FAMILY LOTS

PROJECT NORTH BUFFER
NO BUFFER REQUIRED

PROJECT EAST BUFFER
NO BUFFER REQUIRED

PROJECT SOUTH BUFFER
NO BUFFER REQUIRED

PROJECT WEST BUFFER
NO BUFFER REQUIRED

GENERAL TREE REQUIREMENT (SINGLE FAMILY LOTS)

PER LDC 10-416 A(2) LOTS OVER 6,500 SF. SHALL HAVE A MINIMUM OF 2 TREES PER LOT AT TIME OF LOT DEVELOPMENT.

18 LOTS OVER 6,500 SF REQUIRE 2 TREES PER LOT
TREES TO BE A MINIMUM OF 10' HT, 2" CAL, 4' SPR / 10' CLEAR TRUNK FOR PALMS

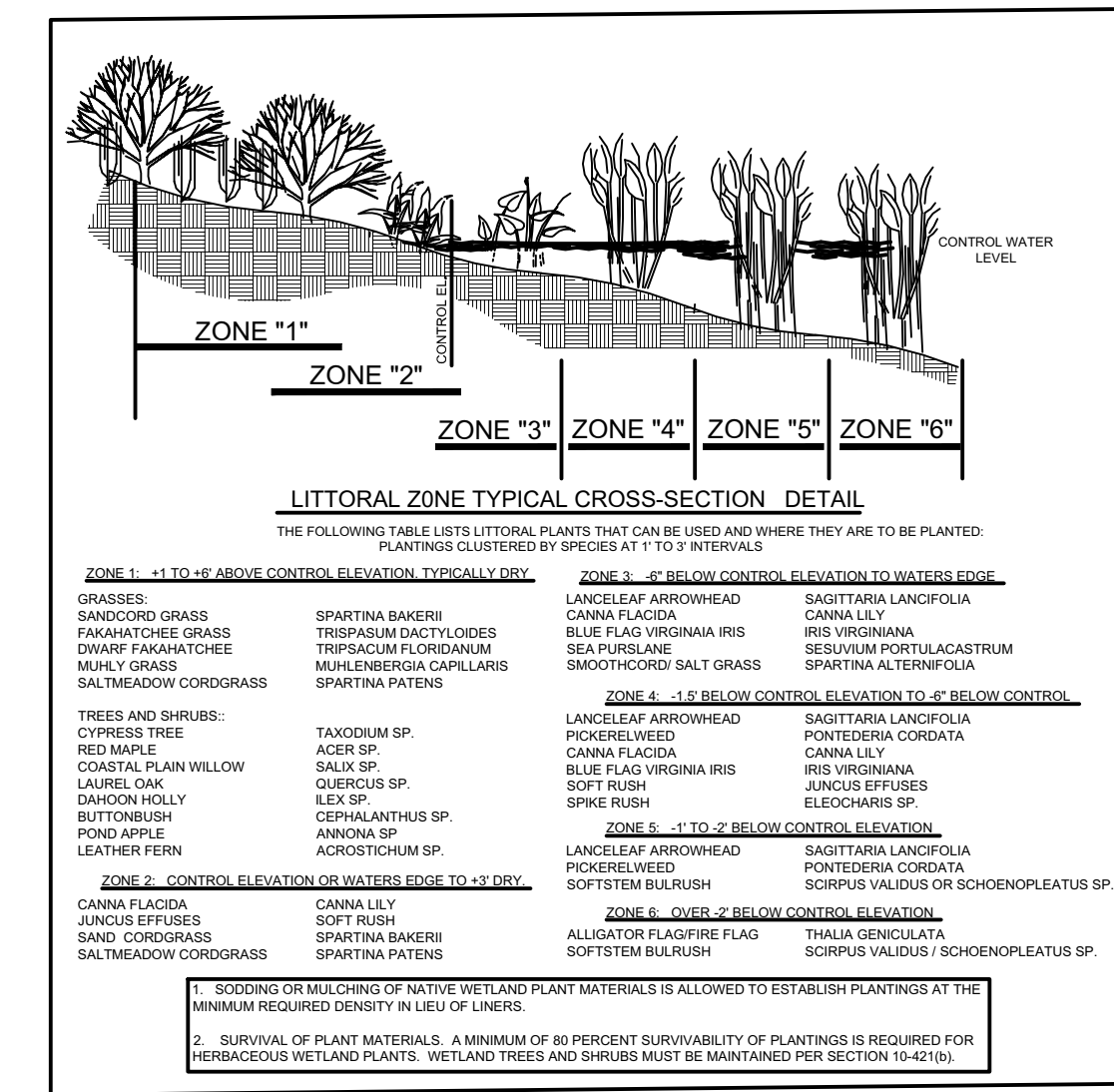
LOT TREES REQUIRED (not shown)
18 LOTS X 2 = 36 TREES

GENERAL TREE REQUIREMENT (SITE)

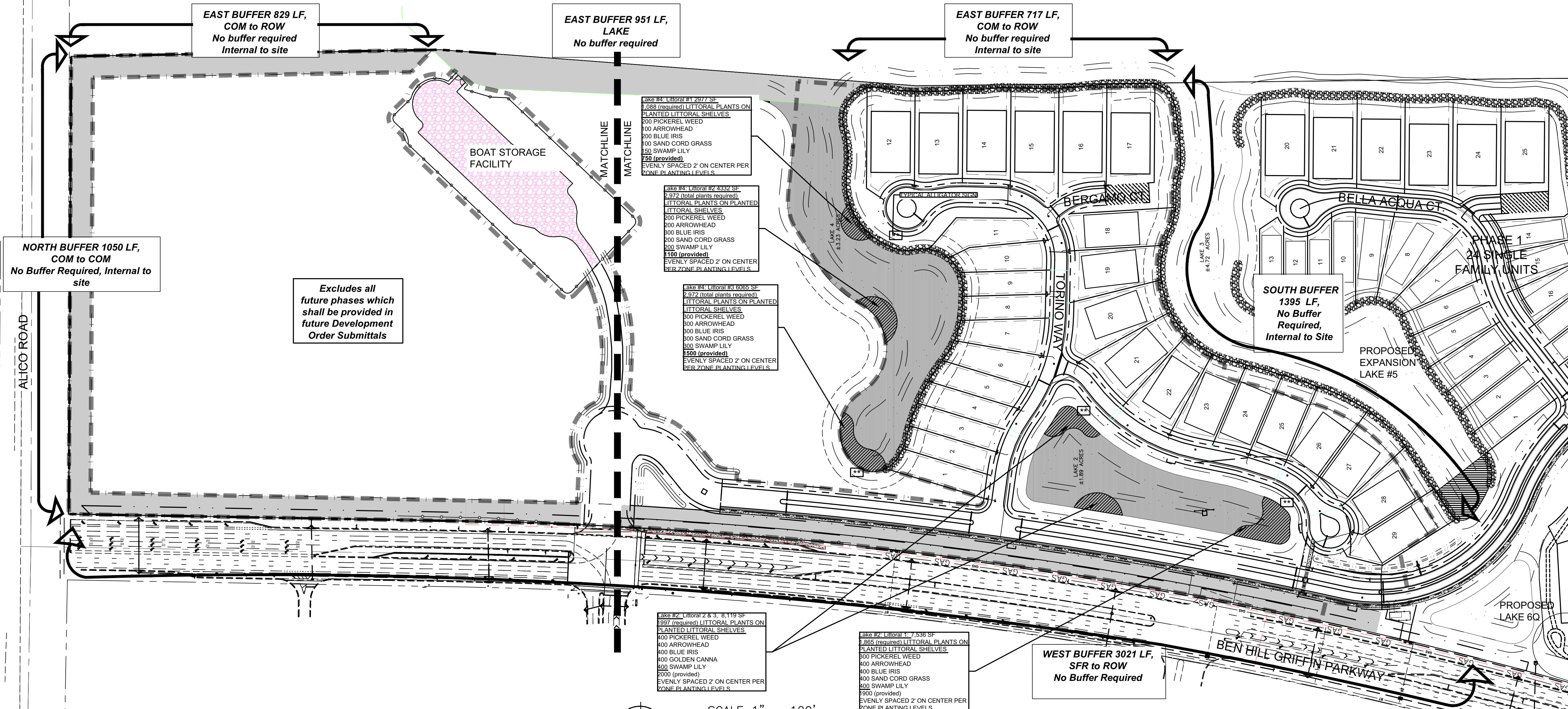
GENERAL TREES: 1 TREE PER 3000 SF.
1,494,241 ÷ 3000 = 499 REQUIRED

220 TREES @ 10' HT PROVIDED
36 LOT TREES PROVIDED
124 GENERAL TREES AT 14'-16' HTS @ 2:1 CREDIT
= 248 credit (Max. of 50% of General Trees)
TOTAL TREE CREDITS PROVIDED - 504

REFER TO L-2 & L-3 FOR GENERAL TREE PLANTINGS



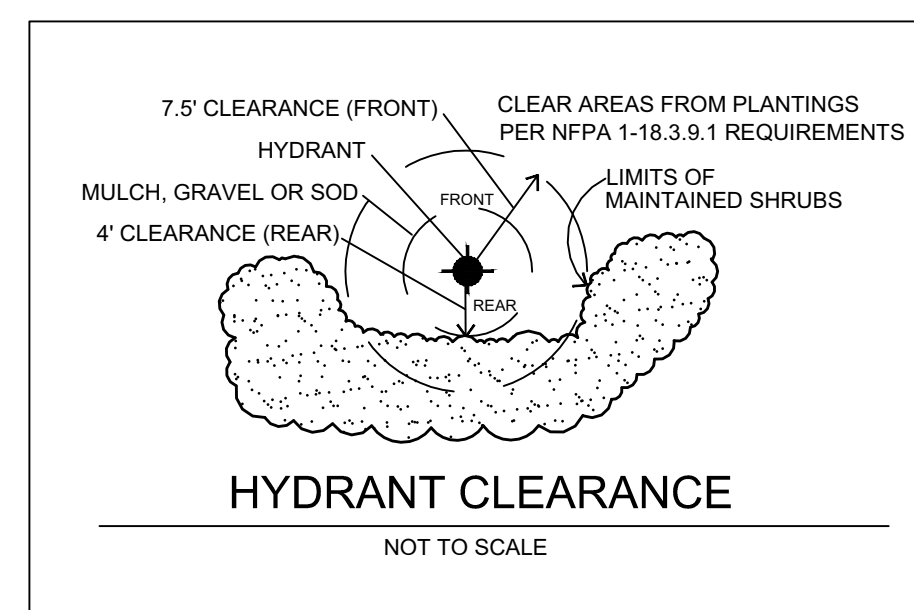
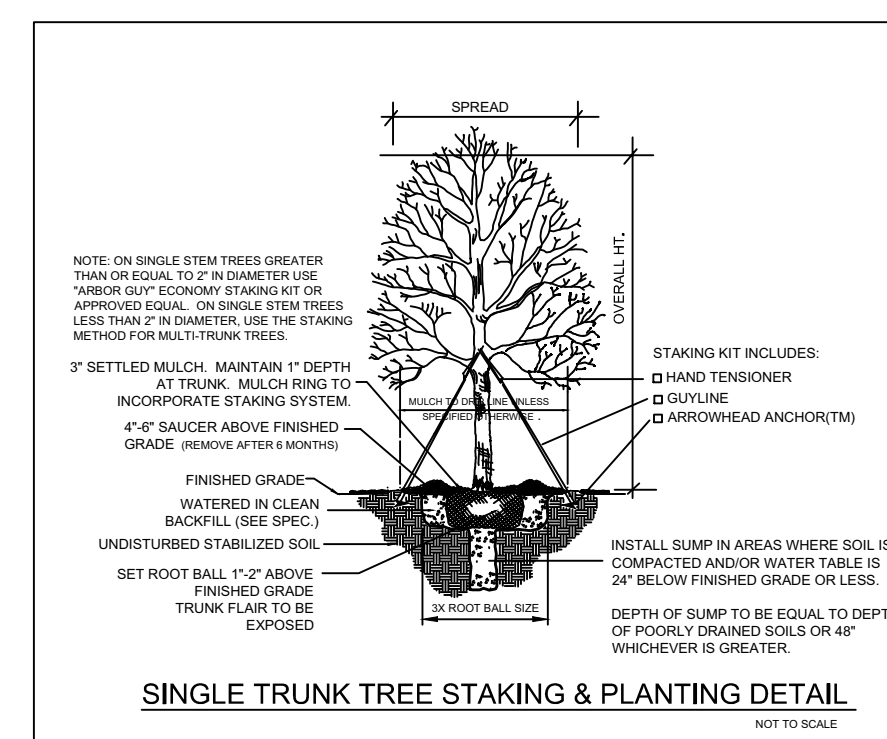
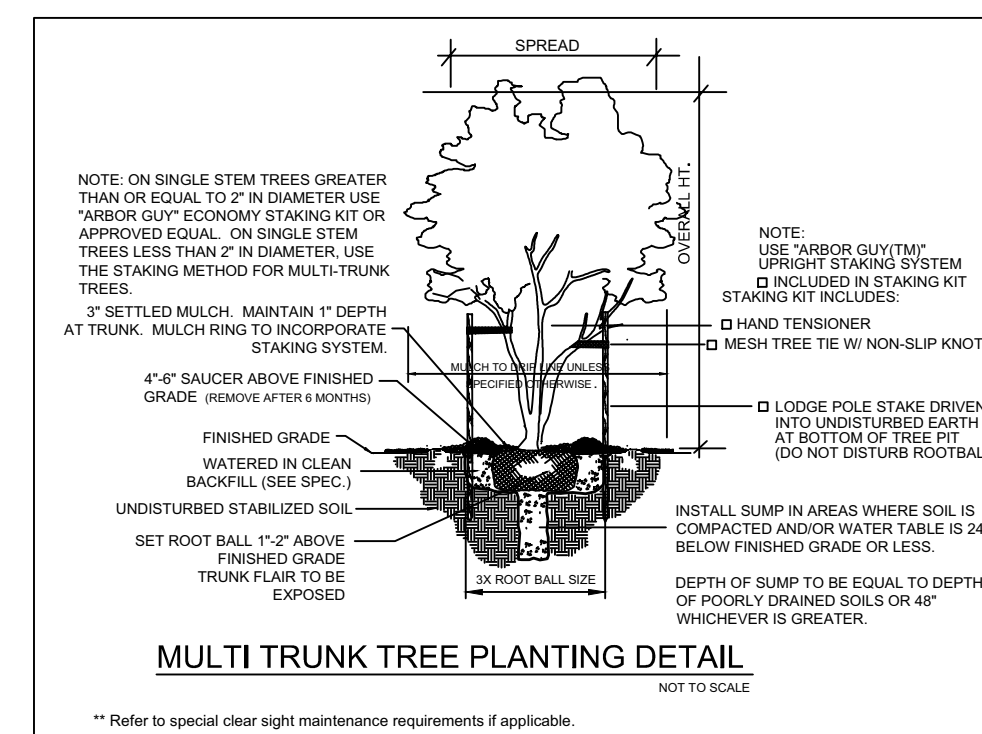
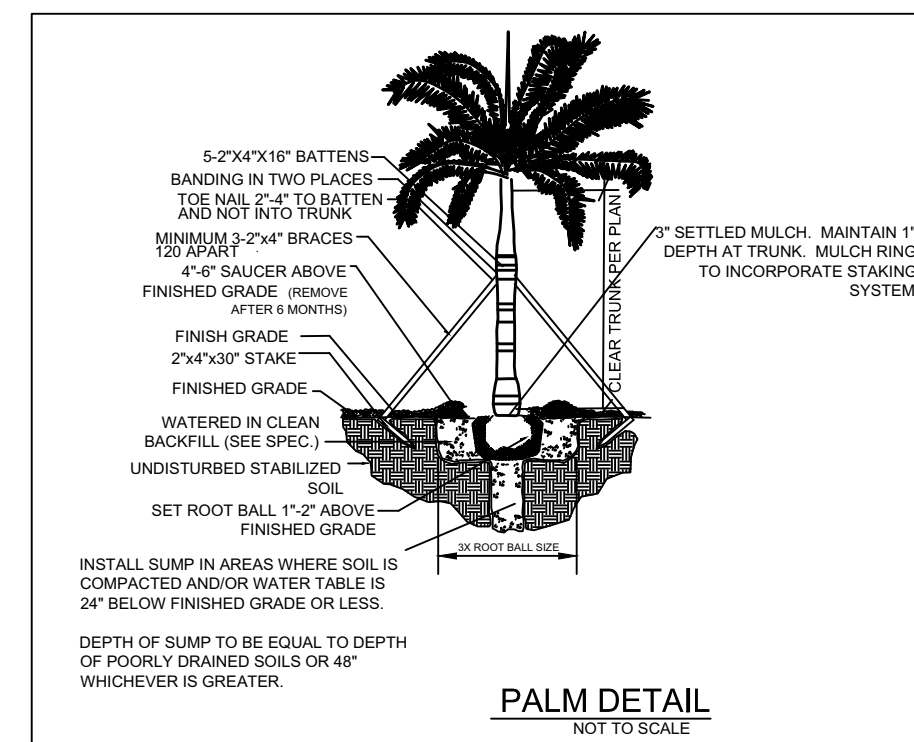
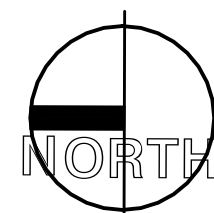
ATTACHMENT "B"





SCALE 1" = 100'

A horizontal graphic scale bar with tick marks at 0', 50', 100', 200', and 300'. The bar is divided into four equal segments, each representing 50 feet.



-

DMJA

L.A. LICENSE: LC C000063

MIROMAR
LAKES
RESORT
VILLAGE
PHASE 2

Hole Montes, Inc.
Engineering · Planning ·
Survey
(239) 985-1200 - Main Line
(239) 985-1259 - Fax
6200 Whiskey Creek Drive
Fort Myers, FL 33919 USA

Digitally signed
by Gregory J.
Diserio, RLA
Date:
2017.02.22
16:23:22 -05'00'

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PHASE 2 DEVELOPMENT ORDER

GENERAL TREE PLANTING PLAN PHASE 2

SHEET NUMBER:

L - 2



L.A. LICENSE: LC C000063

LEE COUNTY, FLORIDA

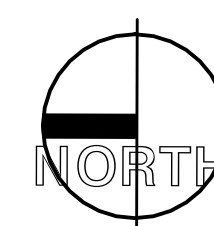
Hole Montes, Inc.
Engineering · Planning ·
Survey
(239) 985-1200 - Main Line
(239) 985-1259 - Fax
6200 Whiskey Creek Drive
Fort Myers, FL 33919 USA

1

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

SHEET NUMBER:

L - 3



FOXTAIL PALM
SABAL PALMS
ROYAL PALMS



6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone 239.985.1200 • Fax: 239.985.1259

January 27, 2017

ATTACHMENT "C"

Mr. Tony Palermo, AICP
Senior Planner
Lee County Department of Community Development
Development Services Division
1500 Monroe Street, 2nd Floor
Ft. Myers, Florida 33901

**RE: Miromar Lakes Resort Village-Phase 2
Final Plan Approval
HM Project No. 2016.045**

Dear Mr. Palermo:

Hole Montes, Inc. is pleased to submit this Final Plan Approval submittal for Miromar Lakes Resort Village-Phase 2.

This is a request to construct a 29 unit single-family development inside Miromar Lakes. The proposed community will include access to the existing recreational lake, internal water management system, roadway, utilities, relocating the existing construction road to address the extension of Lake Maggiore Way and relocating the existing security gates and guardhouse for the construction entrance.

As part of this application, we are utilizing the following approved deviations and requesting additional deviations to the land development code. See Exhibit A for the complete list.

If you need further information, please do not hesitate to contact me at 239-985-1200.

Very truly yours,
HOLE MONTES, INC.

A handwritten signature in blue ink that reads 'Charles L. Krebs/jlt'.

Charles L. Krebs, PE
Associate / Project Manager

CLK/jlt

Attachment

h:\2016\2016045\wp\ld\permitting\phase 2\lee county\lpa\ltr of explanation_20170127.docx

ATTACHMENT "D"

Deviation Request

- **Deviation #1 and #2:** the use of rip rap shoreline treatment behind single-family homes and the use of rip rap shoreline along 65% of the proposed recreational lake shoreline.
 - The request for the provision of rip-rap to control erosion is based upon sound engineering practices with respect to efficient erosion control. Through years of developing neighborhoods around the recreational lake, we have been able to witness how the design of the lake shoreline interacts with wind, water currents and waves generated by recreational boaters and naturally occurring weather conditions.
 - The continuing use of rip rap is consistent with specific policy directives of the Lee County Commissioners, Ordinances or the Lee Plan. The proposed shoreline treatment is for the protection, safety and welfare of the public and property.
 - The use of rip rap over other shoreline treatment is based on the Engineer's and the Developer's experience in maintaining the shore line using different types of materials such as erosion mats, geo web and rip rap, changes in slopes and traditional shoreline restoration.
 - As part of the approval process for ADD2015-00070, we worked with staff to outline where the developer anticipates the need for rip rap and the desire of the individual residence living around the lake installing rip rap to protect the shore behind their homes. We utilized the results of those discussions in locating the shoreline treatment for Resort Village Phase 1.
 - As part of the Final Plan approval process for Phase 1 of the Resort Village, we have attempted to locate the proposed rip rap along the shoreline in areas we believe will be adversely impacted by either boat traffic and/or wave action from the recreational lake.
- **Deviation #3:** request to allow Via Lucero to have a dead end without a cul-de-sac. Via Lucero is a privately maintained road that will service only 2 single family homes. The proposed road will have very little traffic volume.
- **Deviation #4:** request to allow lake maintenance easement within the limits of the platted single –family lots. The Miromar Lakes Community has been developed from the beginning as a recreational lake community with homesites that abut the adjacent lakes. The requested deviation is allows for the continued direct access by the residence to the recreational lake. We have reduced the lake slope from the allowed 4:1 in the approved zoning to 6:1 to improve maintenance and access to the lakes.
- **Deviation #5:** request to allow dry models. Miromar Lakes operates a sales facility on site where potential home buyers work with sales staff to purchase their new homes. Because of this there is a need to allow the construction of model homes to begin prior to the construction and certification of potable water and sanitary sewer services.
- **Deviation #6:** LDC Section 10-261(a) - All new construction of multifamily residential developments, commercial businesses, and industrial uses must provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers, to allow for no requirement for containers or receptacles.
- **Deviation #7:** LDC Section 34-2020(b) – Marinas and other water-oriented uses. Request a deviation from LDC Section 34-2020 that requires parking Marinas and other water-oriented uses to allow for no required parking for the proposed facility.

The proposed facility is an accessory use as described in Exhibit D of the approved schedule uses, Z-13-20. The proposed facility is an accessory use that is not open to the public and does not allow for unlimited use by the residents. This facility is solely for the storing of residential vehicles and trailers and allows residents to put boats in the adjacent lake via the proposed boat ramp.

Access to the boat ramp is also limited and not open to the public. Residents using the boat ramp will not be allowed to park their vehicles in the facility. Once the boat is in the water, the residents are required to leave the facility with staff.

ATTACHMENT "E"

ADMINISTRATIVE AMENDMENT (PD) ADD2015-00070

ADMINISTRATIVE AMENDMENT LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes LLC - Mike Elgin filed an application for an administrative approval to a Mixed Use Planned Development (MPD) on a project known as Miromar Lakes Recreational Lake Shoreline Stabilization to deviate from the hardened shoreline limitations finished slope requirements and amend the approved Master Concept Plan on property located within the Miromar Lakes to allow:

1. Approval for the Miromar Lakes Recreational Lake Shoreline Stabilization Plan; and
2. Deviation #1 from LDC Sec. 10-418(3) which limited the use of rip-rap and other hardened shoreline treatment to 20% of an individual lake shoreline to allow 65% of the shoreline on the developed portions of the north and south recreational lakes within the Miromar Lakes community at the time of this application, to address continued erosion of the shoreline; and
3. Deviation #2 from LDC Sec. 10-418 which prohibits the use of rip rap adjacent to single-family uses, to allow the placement of rip-rap for lake shoreline restoration adjacent to single-family homes; and
4. Deviation #3 from LDC Sec. 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ration from the top of bank to a water depth of two feet below the dry season water table, to allow for a minimum ratio of 4:1 where turf reinforcement mat is proposed, and a minimum ratio of 2:1 where rip rap shoreline is proposed; and
5. Deviation #4 from LDC Sec. 26-75(d)2 which requires the uses of filter fabric when rip rap shoreline stabilization is used, to allow the existing rip rap designated to Phase I to remain without the use of filter fabric, until such time as the existing rip rap needs to be repaired or replaced.

LEGAL DESCRIPTION: In Sections 12, 13 & 14, Township 46 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the property was rezoned in case number Z-99-029 with subsequent amendments per zoning resolutions Z-02-072, Z-06-064, Z-10-019, Z-12-004 and Z-13-020; and

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Miromar Lakes Mixed Use Planned Development (MPD)/Development of Regional Impact (DRI) is a +/- 1,800-acre mixed use project approved for 250,000 square feet of retail uses, 340,000 square feet of office uses, 40,000 square feet of industrial/research and development uses, 450 hotel rooms, 650 boat slips, 2,600 residential units, recreational facilities and preserve areas; and

WHEREAS, the Miromar Lakes MPD community has experienced erosion around the lakes located within the community and adjacent residential properties; and

WHEREAS, the lakes serve the dual function of control of surface water management as well as enhancement of the property's aesthetics; and

WHEREAS, lake bank erosion has progressed to the point where a steep vertical escarpment has been created above the waterline, leading to public health, safety and welfare concerns; and

WHEREAS, the Miromar Lakes Community wished to repair, reinforce and hardened the affected shorelines in the development (Attachment "B"); and

WHEREAS, additional littoral plantings will be provided where hardened shoreline is proposed for repair, to comply with the planted compensatory littoral shelf requirements; and

WHEREAS, the applicant has submitted a comprehensive set of plans in support of the deviation requests above (Attachment "A"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans, including deviations from the Land Development Code; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the applicant's engineering firm has considered alternatives to the placement of hardened shoreline and based upon sound engineering practices, subsurface topography, accessibility constraints, aesthetics and product life expectancy, determined that the hardened shoreline repair as proposed/where proposed, represents the best available solution for the specific erosion problem encountered at this site; and

WHEREAS, Administrative Amendment ADD2015-00132 is being reviewed concurrently by staff to grant Final Plan Approval for single-family development for a portion of Miromar Lakes known as the Peninsula Phase IV, which also includes deviation requests regarding lakes, rip rap and lake shorelines; and

WHEREAS, conditions of approval for ADD2015-00132 include references to this amendment and deviation requests; and

WHEREAS, the subject applications and plans have been reviewed by Lee County Development Services staff who have provided their recommendations and analysis (Attachment "C" and "D"); and

WHEREAS, Development Services review staff support the deviation requests and have recommended inclusion of conditions to ensure that all required littoral plantings and lake management and maintenance criteria are compliant with the Land Development Code; and

WHEREAS, it is found that the proposed amendment and requested deviations do not increase density or intensity within the development; do not decrease buffers or open space required by the LDC; do not underutilize public resources or infrastructure; do not reduce total open space, buffering, landscaping or preservation areas; and do not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development with deviation requests above is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the Miromar Lakes Recreational Lake Shoreline Stabilization plans per Attachment "A".**
2. **New Development Orders will require the preparation of a Lake Maintenance Plan addressing the components of LDC Sec. 10-329(d)(5)(a-e).**
3. **New Development Orders will include a requirement that roof drains be routed to either drain away from the lake or be collected in a header network of pipes and discharged to the lake below the DSWT.**
4. **Prior to any installation of hardened shoreline, a Dock and Shoreline permit must be obtained.**
5. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 10/6/2015 by

Pam Houck, Zoning Manager
Department of Community Development

Exhibit “A” – Approved Legal, Sketch & Survey.

Attachment “A” – Miromar Lakes Recreational Lake Shoreline Stabilization plans

Attachment “B” – Request Narrative

Attachment “C” – Development Services Staff Report (Tom Sawtell)

Attachment “D” – Development Services/Environmental Staff Report (Abby Henderson)

EXHIBIT A PART 1

LEGAL DESCRIPTION

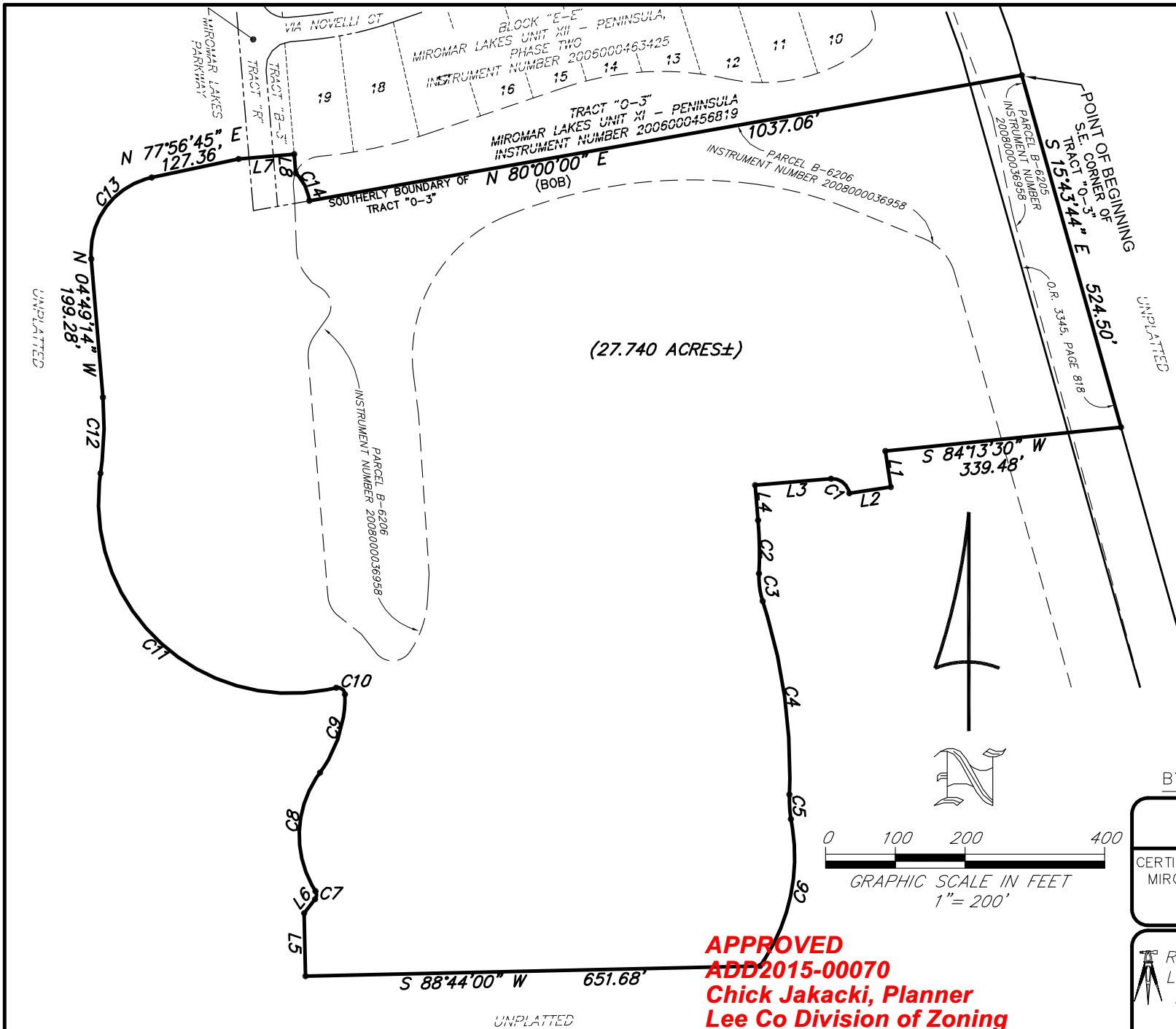
APPROVED
ADD2015-00070
Chick Jakacki, Planner
Lee Co. Division of Zoning
7/1/2015

BEING A PORTION OF TRACTS "R", "B-3" AND "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2008000036958 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 15°43'44" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 524.50 FEET; THENCE DEPARTING FROM THE BOUNDARY OF LAST SAID LANDS, SOUTH 84°13'30" WEST, A DISTANCE OF 339.48 FEET; THENCE SOUTH 08°32'29" EAST, A DISTANCE OF 52.14 FEET; THENCE SOUTH 81°26'59" WEST, A DISTANCE OF 60.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHWESTERLY, 34.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 24.50 FEET, THROUGH A CENTRAL ANGLE OF 80°22'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°38'24" WEST, 31.61 FEET; THENCE SOUTH 85°10'44" WEST, A DISTANCE OF 109.62 FEET; THENCE SOUTH 05°09'01" EAST, A DISTANCE OF 44.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 79.70 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 08°00'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°08'40" EAST, 79.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 40.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 20°53'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°34'56" EAST, 39.88 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 281.57 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 795.00 FEET, THROUGH A CENTRAL ANGLE OF 20°17'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°52'45" EAST, 280.10 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 35.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 11°13'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°20'55" EAST, 35.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 160.59 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 345.00 FEET, THROUGH A CENTRAL ANGLE OF 26°40'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 04°22'13" WEST, 159.14 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 19.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 06°28'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°56'42" WEST, 19.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 25.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 48°02'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 00°09'57" WEST, 24.42 FEET; THENCE SOUTH 23°51'13" EAST, A DISTANCE OF 3.70 FEET; THENCE SOUTH 66°08'47" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°53'34" WEST, A DISTANCE OF 659.97 FEET; THENCE NORTH 01°16'00" WEST, A DISTANCE OF 90.21 FEET; THENCE NORTH 37°51'55" EAST, A DISTANCE OF 25.46 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY,

12.26 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF $70^{\circ}13'45''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $02^{\circ}45'02''$ EAST, 11.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 181.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF $69^{\circ}08'16''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $02^{\circ}12'18''$ EAST, 170.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 120.02 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF $38^{\circ}12'09''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $17^{\circ}40'21''$ EAST, 117.81 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY, 17.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF $102^{\circ}28'07''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $52^{\circ}39'46''$ WEST, 15.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, 539.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF $112^{\circ}22'58''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $47^{\circ}42'21''$ WEST, 457.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 109.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF $13^{\circ}18'22''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $01^{\circ}49'57''$ EAST, 108.91 FEET; THENCE NORTH $04^{\circ}49'14''$ WEST, A DISTANCE OF 199.28 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 158.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF $82^{\circ}45'59''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $36^{\circ}33'46''$ EAST, 145.44 FEET; THENCE NORTH $77^{\circ}56'45''$ EAST, A DISTANCE OF 127.36 FEET; THENCE NORTH $85^{\circ}08'35''$ EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "B-3", SAID PLAT OF MIROMAR LAKES UNIT XI - PENINSULA; THENCE SOUTH $04^{\circ}49'14''$ EAST, ALONG SAID EASTERLY BOUNDARY AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 26.44 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE DEPARTING FROM SAID SOUTHERLY PROLONGATION, SOUTHEASTERLY, 45.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 64.00 FEET, THROUGH A CENTRAL ANGLE OF $41^{\circ}09'40''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $26^{\circ}19'19''$ EAST, 45.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF AFORESAID TRACT "O-3"; THENCE NORTH $80^{\circ}00'00''$ EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,036.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,209,749 SQUARE FEET OR 27.772 ACRES, MORE OR LESS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	52.14'	S 08°32'29" E
L2	60.00'	S 81°26'59" W
L3	109.19'	S 85°10'44" W
L4	50.51'	S 04°49'16" E
L5	90.21'	N 01°16'00" W
L6	25.46'	N 37°51'55" E
L7	80.00'	N 85°08'35" E
L8	27.19'	S 04°49'14" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	24.50'	86°13'34"	36.87'	33.49'	N 51°42'29" W
C2	570.00'	7°40'58"	76.43'	76.37'	S 00°58'48" E
C3	110.00'	20°53'13"	40.10'	39.88'	S 07°34'56" E
C4	795.00'	20°17'33"	281.57'	280.10'	S 07°52'45" E
C5	180.00'	11°13'53"	35.28'	35.23'	S 03°20'55" E
C6	271.68'	46°43'14"	221.53'	215.45'	S 11°50'10" W
C7	10.00'	70°13'45"	12.26'	11.50'	N 02°45'02" E
C8	150.00'	69°08'16"	181.00'	170.22'	N 02°12'18" E
C9	180.00'	38°12'09"	120.02'	117.81'	N 17°40'21" E
C10	10.00'	102°28'07"	17.88'	15.59'	N 52°39'46" W
C11	275.00'	112°22'58"	539.40'	457.00'	N 47°42'21" W
C12	470.00'	13°18'22"	109.15'	108.91'	N 01°49'57" E
C13	110.00'	82°45'59"	158.90'	145.44'	N 36°33'46" E
C14	63.50'	40°41'34"	45.10'	44.16'	S 26°03'14" E

- NOTES
1. BEARINGS ARE BASED ON THE SOUTHERLY BOUNDARY OF TRACT "0-3", MIROMAR LAKES UNIT XI - PENINSULA, INSTRUMENT NUMBER 2006000486819, AS BEING N 80°00'00" E. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
 2. SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
 3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: _____ JOHN SCOTT RHODES, PSM #5739

SKETCH OF DESCRIPTION

CERTIFIED TO:
MIROMAR LAKES, LLC

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

bk:	pg:	date:
		OCT. 29, 2012
		scale:
		1" = 200'
		cogo #:

28100 BONITA GRANDR DRIVE, #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 (239) 405-8163 FAX

design:
drawn:
checked:
acad #:
view:
project #:
sheet #:
file #:

RWC
JSR
2012-1052
PLOT
2012-1052
3 of 3
2012-1052
SKETCH

ABBREVIATIONS
BOB = BASIS OF BEARING
POB = POINT OF BEGINNING
PSM = PROFESSIONAL SURVEYOR
AND MAPPER
O.R. = OFFICIAL RECORDS

APPROVED
ADD2015-00070
Chick Jakacki, Planner
Lee Co Division of Zoning
7/1/2015

Attachment "A"

FINAL PLAN APPROVAL

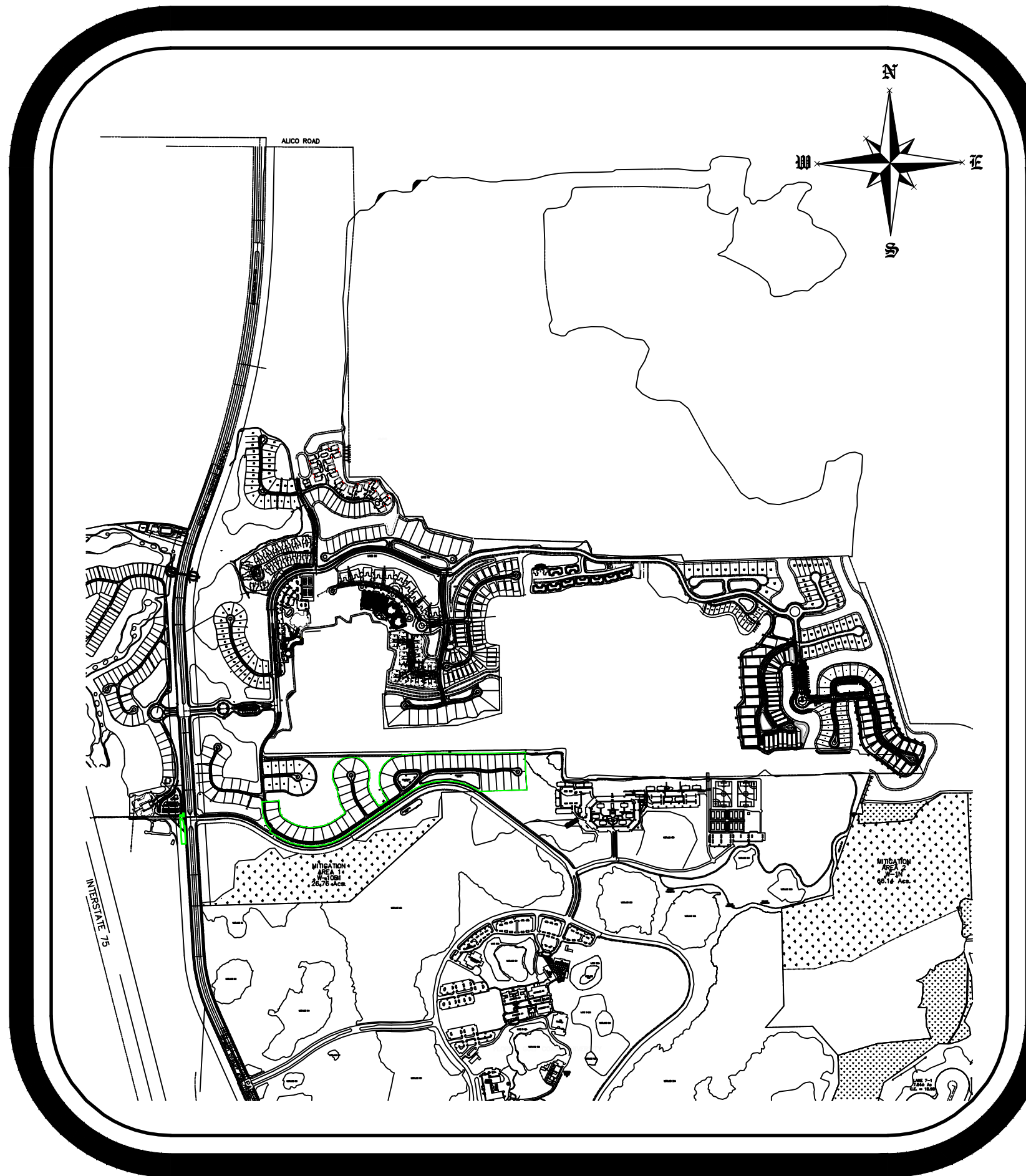
MIROMAR LAKES

RECREATIONAL LAKE

SHORELINE STABILIZATION

SECTION 11, 12, 13 TS 46 RE 25
LEE COUNTY, FLORIDA

DATE: FEBRUARY, 2015



PROPERTY LOCATION MAP
N.T.S.
STRAP NUMBERS

11-46-25-00-00001.0040 12-46-25-00-00001.0030 12-46-25-01-00001.00CE
12-46-25-17-0000.00CE 13-46-25-00-00001.0020 13-46-25-00-00001.0030
13-46-25-00-00001.0040 13-46-25-00-00001.0080 13-46-25-00-00001.0100
13-46-25-01-00002.0000 13-46-25-01-00002.0010 13-46-25-01-00003.0010
13-46-25-01-00003.0030 13-46-25-06-00002.0000 13-46-25-06-00003.00CE
14-46-25-00-00001.0000 14-46-25-00-00001.00CE 14-45-25-00-00001.0020
14-46-25-01-000L1.0000 14-46-25-08-00001.0000

APPROVAL HISTORY				
LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
Z-99-029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000-00110	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7500 S.F.
ADD2000-00191	TEMP CLUBHOUSE	1/8/2001	COMMERCIAL	6,500 S.F.
ADD2001-00018	VALENCIA	5/24/2001	MULTI. FAMILY	80 UNITS
ADD2001-00085	TRACT M & N	9/17/2001	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	4/1/2002	RECREATION	4.77 ACRES
ADD2001-00125	TIVOLI	10/16/2001	SINGLE FAMILY	113 UNITS
ADD2001-00142	SALES CENTER	12/20/2001	COMMERCIAL	4,147 S.F.
ADD2002-00045	BELLAVISTA	6/28/2002	MULTI-FAMILY	60 UNITS
ADD2002-00077	MED. VILLAGE	8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002-00168	CAPRINI GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003-00028	VAVALDI	4/4/2003	MULTI-FAMILY	60 UNITS
ADD2003-00047	GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
Z-02-072	MIROMAR LAKES	12/15/2003	RESOLUTION	N/A
ADD2003-00151	CAPRINI GREENS MOD	12/18/2003	ADMEND. TO ADD2002-00168	
ADD2004-00033	SAN MARINO	7/21/2004	MULTI-FAMILY	160 UNITS
ADD2004-00042	MIRASOL ACCESS	4/2/2004	ACCESS	5.07 ACRES
ADD2004-00045	C1/C2 ACCESS	4/2/2004	ACCESS	1.02 ACRES
ADD2004-00054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004-00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004-00074	CAPRINI GREENS MOD	4/21/2004	ADMEND. TO ADD2002-00168	
ADD2004-00176	MIRASOL ACCESS MOD	11/17/2004	ADMEND. TO ADD2004-00042	
ADD2004-00177	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004-00223	MONTEBELLO	01/10/2005	MULTI-FAMILY	120 UNITS
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD2005-00134	MIRASOL PHASE 2	8/2/2005	MULTI-FAMILY	120 UNITS
ADD2005-00190	RAVENNA	3/31/2006	MULTI-FAMILY	60 UNITS
ADD2006-00004	BEACH CLUB PH. 2	3/13/2006	RECREATION	7.67 ACRES
ADD2006-00002	MIROMAR LAKES PKWY EXTENSION	3/13/2006	ACCESS	133.08 ACRES
ADD2006-00009	EAST 100 Ac.	4/10/2006	SINGLE FAMILY	51 UNITS
Z-06-064	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2008-00130	BEACH COTTAGES	12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008-00144	SORRENTO LME MOD.	4/1/2009	ADMEND. TO ADD2006-00009	
ADD2009-00026	COSA AMALFI MOD.	4/16/2009	ADMEND. TO ADD2008-00130	
ADD2009-00026	COSA AMALFI MOD	3/8/2010	ADMEND. TO ADD2009-00026	
Z-10-019	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
Z-12-004	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2012-00110	PENINSULA PHASE III	5/16/2012	SINGLE FAMILY	28 UNITS
ADD2014-00102	PENINSULA PHASE IV	8/15/2014	SF / MF	28/48 UNITS
ADD2014-00175	COSA AMALFI MOD.	10/27/2014	ADMEND. TO ADD2008-00130	
ADD2014-00213	UNIVERSITY VILLAGE PH. 1	PENDING	MIXED USE	168 M.F. UNITS 75,000 S.F.

- 1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED JANUARY, 2004), AND AMENDMENTS THERETO.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2008, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

PREPARED FOR :
MIROMAR LAKES LLC.

CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD STE. 305
ESTERO, FL. 33928
PH (239) 948-3666
FX (239) 948-3667

OPEN SPACE	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VAVALDI	0
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH.2	2.73
MIROMAR LAKES PKWY. EXTENSION	0
EAST 100 Ac.	0
BEACH COTTAGES	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PH I	24.74
TOTAL	405.10

BOAT DOCK HISTORY

SINGLE FAMILY SUBDIVISIONS	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
VERONA LAGO	55	0
CAPRINI GREENS/BELLAMARE	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	17	0
VOLTERRA	12	0
COSTA AMALFI (BEACH COTTAGES)	9	0
SORENTO (EAST 100 AC.)	11	0
PORTOFINO (EAST 100 AC.)	20	0
MURANO (EAST 100 AC.)	19	0
NAVONA (PENINSULA PH III)	18	0
SALERNO (PENINSULA PH III)	10	0
SALERNO (PENINSULA PH IV)	0	22 (ADD2014-00102)
ESTATE LOTS (PENINSULA PH IV)	0	6 (ADD2014-00102)
VILLA LOTS (PENINSULA PH IV)	0	5 (ADD2014-00102)
TOTAL	202	33

ANCILLARY (250 MAXIMUM)	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
BEACH CLUB PH I	13	0
BEACH CLUB PH II	13	0
BEACH CLUB PH III	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1&2	18	0
BELLINI	18	0
RAVENNA	60	0
THE PENINSULA PH IV	0	16 (ADD2014-00102)
TOTAL	153	16

TOTAL PROPOSED & APPROVED ANCILLARY SLIPS 169
TOTAL REMAINING ANCILLARY SLIPS 81

EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.

AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.

PREPARED BY :

H M
HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

REVISED PER LEE CD COMMENTS	5/27/15
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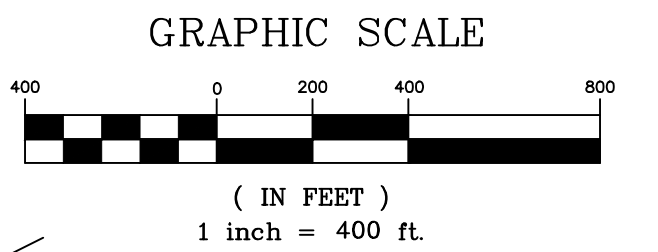
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	REFERENCE NO. 01-FPA CS	DRAWING NO. 1375-01
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #58835 DATE	PROJECT NO. 2014.031	SHEET NO. 1 OF 9



Project Name	Development Order	Exist D.O. Req'd Littorals for the Recreational Lake
Miromar Lakes Phase 1	DOS2000-00089	4,576
Miromar Lakes Phase 2	DOS2000-00146	2,139
Beach Club Phase 1	DOS2001-00132	0
Miromar Med. Village Phase 1	DOS2002-00153	1,110
Miromar Med. Village Phase 2	DOS2002-00153	0
Miromar Med. Village Phase 3	DOS2002-00153	0
Vivaldi	DOS2003-00060	0
Mirosal Residences	DOS2004-00039	0
Anacapi and Castelli	DOS2004-00233	3,200
Volterra and Bellini	DOS2004-00336	1,200
Ravenna	DOS2005-00296	1,620
Beach Club Phase 2	DOS2005-00315	0
East 100 Ac	DOS2006-00005	13,436
Tract F-F	DOS2008-00112	0
Peninsula III	DOS2012-00040	5,701
Peninsula IV	DOS2014-00048	13,379
Total		46,361

RECOMMENDED PLANTING ELEVATIONS	
3' FLUCTUATION	
(A)	2.25'-1.5' BELOW WSWT
(B)	.75' BELOW WSWT - WSWT
(C)	1' BELOW - .5' ABOVE WSWT

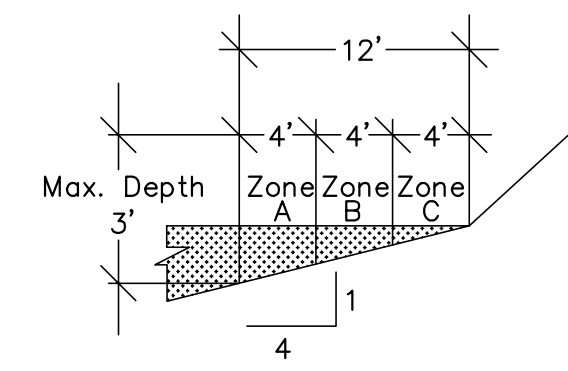
LITTORAL SHELF PLANTING AREA SHALL BE INITIALLY PLANTED WITH AT LEAST FOUR DIFFERENT SPECIES. NO SPECIES SHALL CONSTITUTE MORE THAN 50 PERCENT OF COVERAGE AND AT LEAST ONE SPECIES SHALL BE HERBACEOUS.



PLANTING ELEVATIONS FOR LITTORAL VEGETATION

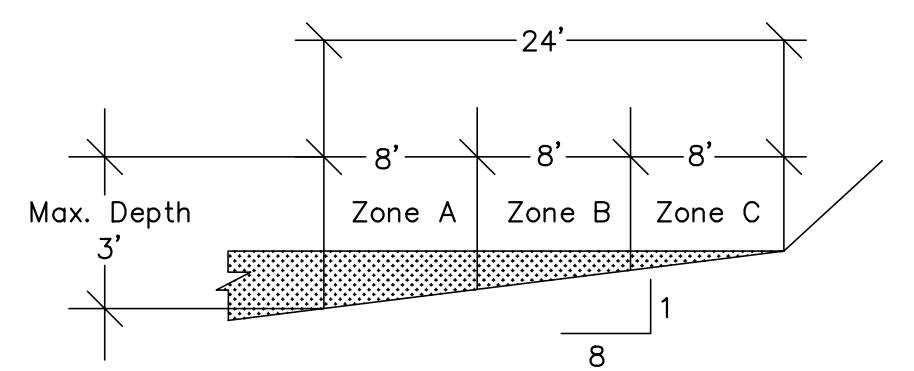
DSWT = DRY SEASON WATER TABLE
WSWT = WET SEASON WATER TABLE

4:1 Section Typ.

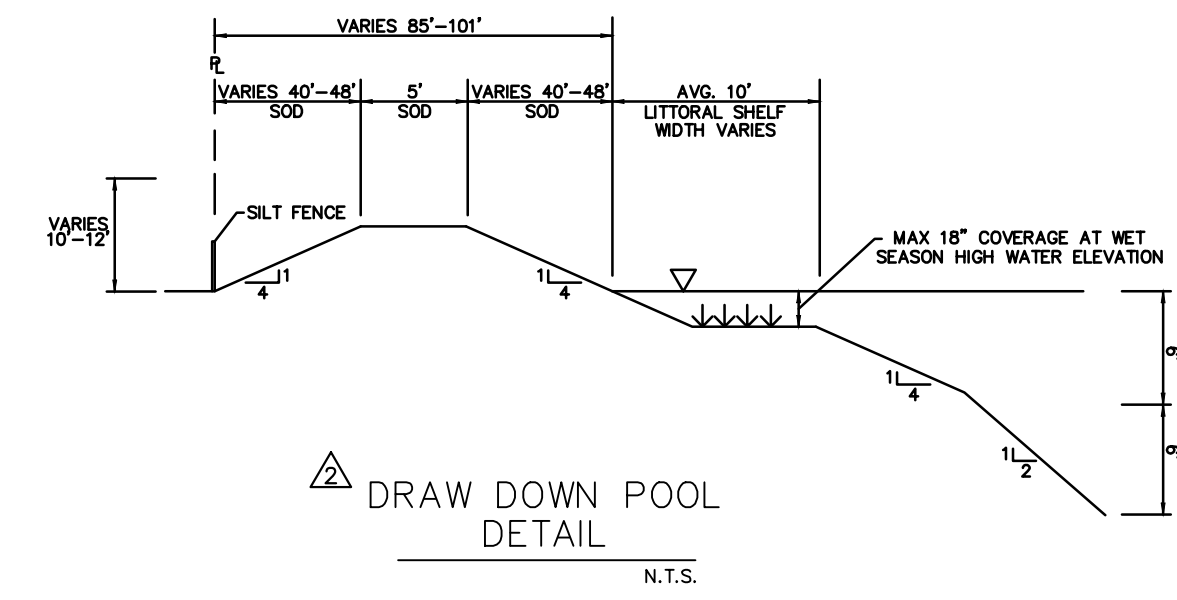


TYPICAL LAKE SECTION

8:1 Section Typ.



TYPICAL DRAW DOWN POOL SECTION



WHERE POSSIBLE THE CONTRACTOR WILL CREATE WADDING POOL AREAS OF DIFFERING SIZE AND DEPTH TO RETAIN WATER IN THE DRY SEASON WITHIN THE LITTORAL SHELF

EXIST / PROPOSED LAKE 5 & 6 SHORELINE:

TOTAL SHORELINE	74,574 L.F.
• MIOMAR	57,442 L.F.
EXISTING RIP-RAP	
• MIOMAR	21,389 L.F.
• APPROVED	10,677 L.F.
• UNDOCUMENTED	10,712 L.F.
ALLOWABLE RIP-RAP AT 20%	
• 20% X 57,442 L.F. =	11,488 L.F. ALLOWED
	10,677 L.F. APPROVED
	10,712 L.F. UNDOCUMENTED
	9,901 L.F. OVER ALLOWABLE

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LETTER	REVISIONS	DATE
A	REVISED PER LEE CO COMMENTS	8/11/15
B	REVISED PER LEE CO COMMENTS	5/27/15
C	ADDED UNDOCUMENTED VS. APPROVED RIP-RAP AREAS	9/17/14

MIOMAR LAKES LLC
RECREATIONAL LAKE SHORELINE
STABILIZATION
LEE COUNTY, FLORIDA

DESIGNED BY: CLK	DATE: 11/14
DRAWN BY: JJH	DATE: 11/14
CHECKED BY: CLK	DATE: 01/15
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 400'

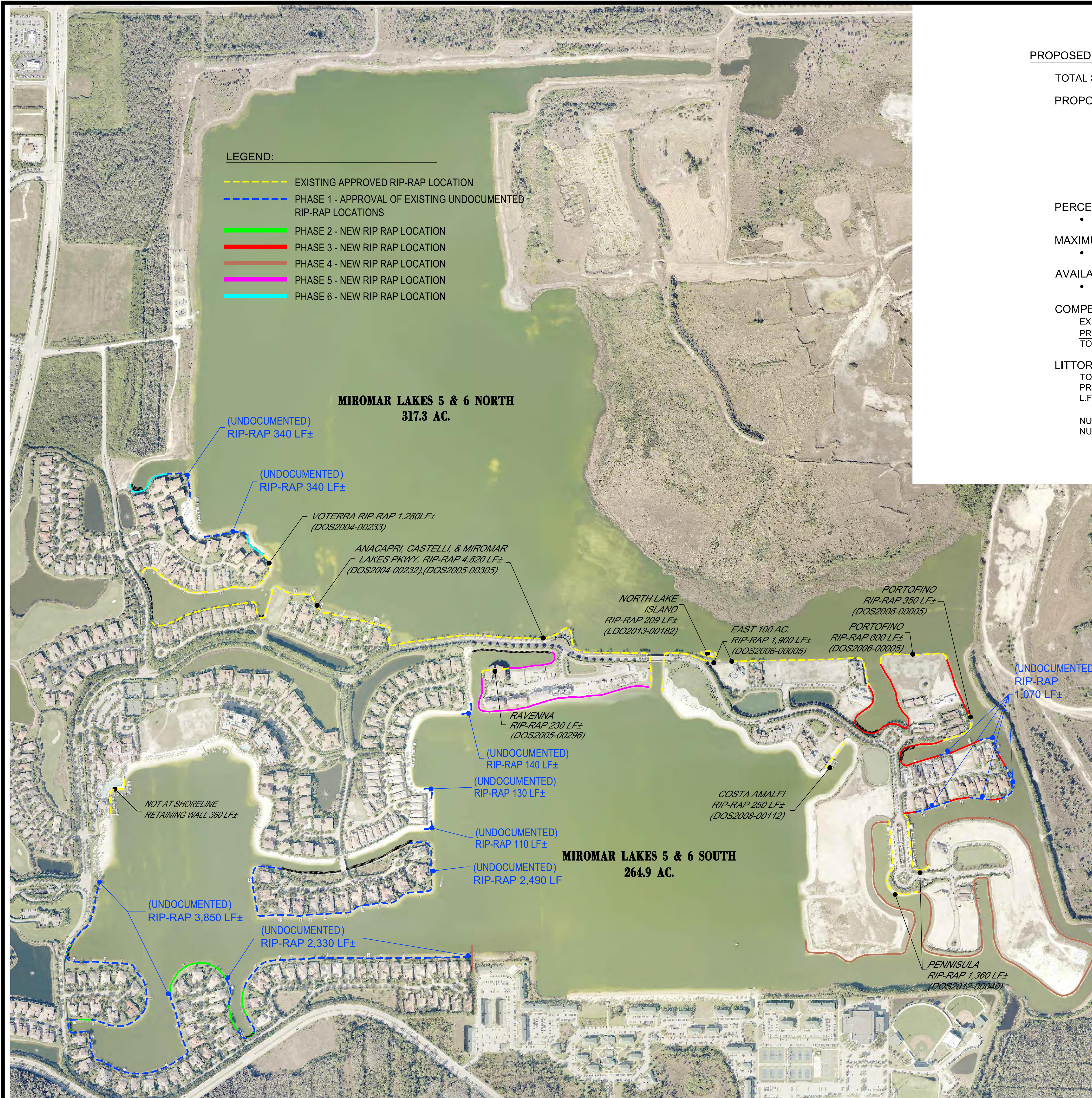


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Phone : (239) 985-1200
Florida Certificate of
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EXISTING CONDITIONS

THESE DRAWINGS ARE NOT
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AND SEALED BELOW :
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

REFERENCE NO.	DRAWING NO.
14031EXC	1375-02
PROJECT NO.	SHEET NO.
2014.031	2 OF 9



- LEGEND:
- EXISTING APPROVED RIP-RAP LOCATION
 - PHASE 1 - APPROVAL OF EXISTING UNDOCUMENTED RIP-RAP LOCATIONS
 - PHASE 2 - NEW RIP RAP LOCATION
 - PHASE 3 - NEW RIP RAP LOCATION
 - PHASE 4 - NEW RIP RAP LOCATION
 - PHASE 5 - NEW RIP RAP LOCATION
 - PHASE 6 - NEW RIP RAP LOCATION

PROPOSED LAKE 5 & 6 SHORELINE:

TOTAL SHORELINE	57,442 L.F.
PROPOSED RIP RAP	
APPROVED	11,130 L.F.
PHASE 1	10,750 L.F.
PHASE 2	1,140 L.F.
PHASE 3	2,910 L.F.
PHASE 4	7,640 L.F.
PHASE 5	2,100 L.F.
PHASE 6	600 L.F.
TOTAL	36,270 L.F.

PERCENTAGE TO COVER PROPOSED SHORELINE TREATMENT

- 36,270 L.F. / 57,442 L.F. *100 = 63.14%

MAXIMUM HARDENED SHORELINE TREATMENT (65%)

- 57,442 L.F. * 65.0% = 37,337 L.F.

AVAILABLE SHORELINE TREATMENT FOR STABILIZATION

- 37,337 L.F. - 36,270 L.F. = 1,067 L.F.

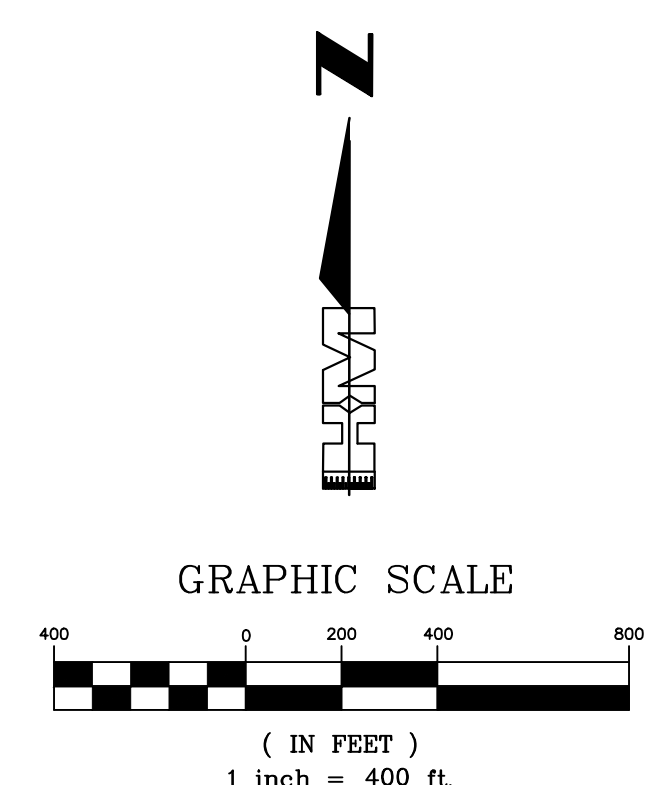
COMPENSATORY LITTORAL PLANTINGS

EXISTING LITTORAL COMPENSATORY AREA = 30,100± S.F.
PROPOSED LITTORAL COMPENSATORY AREA = 90,700± S.F.
TOTAL LITTORAL COMPENSATORY AREA = 120,800± S.F.

LITTORAL PLANTS TO BE PLANTED 2.5 PLANTS PER LF. OF TREATED SHORELINE

TOTAL HARDENED SHORE LINE PROPOSED = 38,087 L.F.
PREVIOUSLY APPROVED HARDENED SHORELINE = 11,130 L.F.
L.F. OF SHORELINE TO MITIGATE WITH LITTORALS = 26,957 L.F.

NUMBER OF REQUIRED LITTORALS (2.5 * 26,957) = 67,393 Littoral Plants
NUMBER OF LITTORAL PLANTS PROVIDED = 67,400 Littoral Plants



MIROMAR LAKES
RES #Z-12-004

(DRI #11-9798-142)

REQUESTED DEVIATIONS

- 1) REQUESTED DEVIATION: from Section 10-418.(3) which limits the use of rip-rap and other hardened shoreline treatment to 20% of an individual lake shoreline; to allow up to 65% of the shoreline on the developed portions of north and south recreational lakes within the Miromar Lakes community at the time of this application.
- 2) REQUESTED DEVIATION: from Section 10-481(3), which prohibits the use of rip rap adjacent to single family residential uses; to allow the use of rip rap adjacent to single family uses.
- 3) REQUESTED DEVIATION: from Section 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table; to allow for a minimum ratio of 4:1 where turf reinforcement mat is proposed, and a minimum ratio of 2:1 where rip rap shoreline is proposed.
- 4) REQUESTED DEVIATION: from Section 26-75(d).2, which requires the use of filter fabric when rip rap shoreline stabilization is used; to allow the existing rip rap designated in Phase 1 to remain without use filter fabric until such time as the existing rip rap needs to be repaired or replaced.

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
2. EXTREME CAUTION IS TO BE USED WHEN EXCAVATING, AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
3. THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (i.e. SOD, BUSHES, TREES, ETC.), SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
5. ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

GENERAL DEVELOPMENT NOTE:

1) BASED ON THE SFWMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

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△	REVISED PER LEE COUNTY COMMENTS	5/28/15
LETTER	REVISIONS	DATE

MIROMAR LAKES LLC
RECREATIONAL LAKE SHORELINE
STABILIZATION
LEE COUNTY, FLORIDA

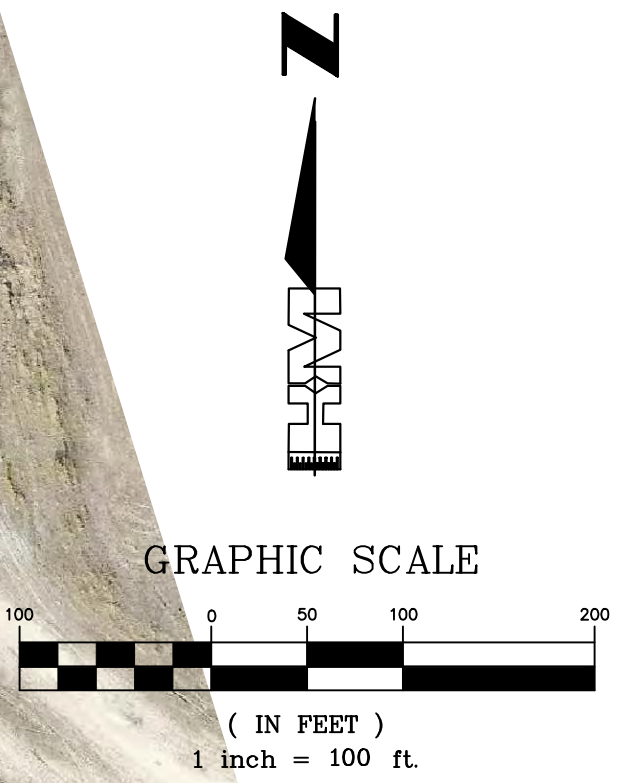
DESIGNED BY:	CLK	DATE:	11/14
DRAWN BY:	JJH	DATE:	11/14
CHECKED BY:	CLK	DATE:	01/14
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 400'



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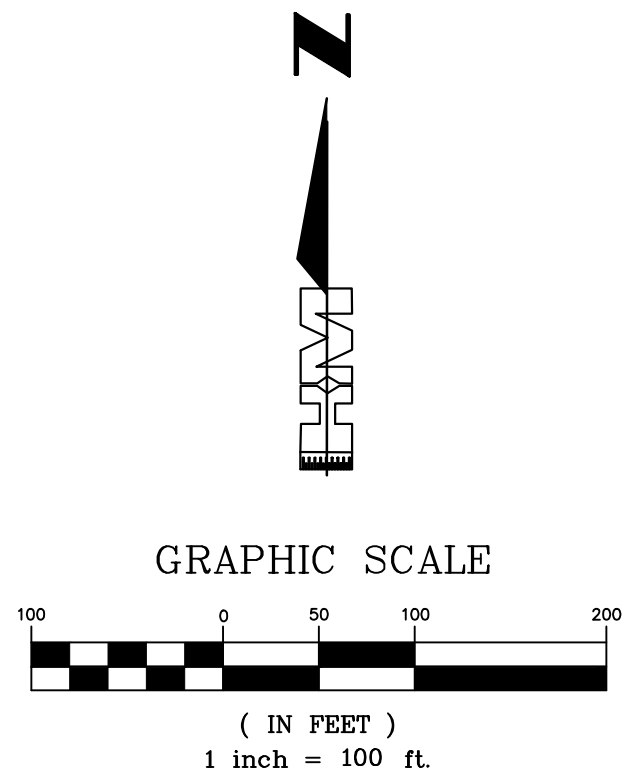
MASTER STABILIZATION PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	REFERENCE NO.	DRAWING NO.
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	14031MSP	1375-03
	PROJECT NO.	SHEET NO.
	2014.031	3 OF 9



The diagram illustrates a cross-section of a 2:1 slope. The top surface is labeled 'Existing grade and soil to remain'. Below this, a layer of 'Woven Geotextile Fabric' is shown, with a note indicating 'Design by field'. The slope face is labeled 'Slope 2:1 Max.'. The slope is reinforced with '24" dia. stone, choled, with larger boulders of the size, in the fabric over stone, compressed fit'. A note specifies: 'Proposed riprap 6" - 18" in diameter (25% between 6" and 12", 50% between 12" and 18", 25% minimum 18" size stones placed along the top on 4:1 maximum length. Smaller riprap to chole larger riprap to minimize voids. Top of riprap at no less than 2' above control elevation. Riprap to be installed on woven geotextile fabric with minimum 3' overlap between sections.' A scale bar at the bottom left indicates '0 5 10 FEET'.

REFERENCE NO. 14031RP1	DRAWING NO. 1375-04
PROJECT NO. 2014.031	SHEET NO. 4 OF 9



PROPOSED LAKE 5 & 6 SHORELINE:

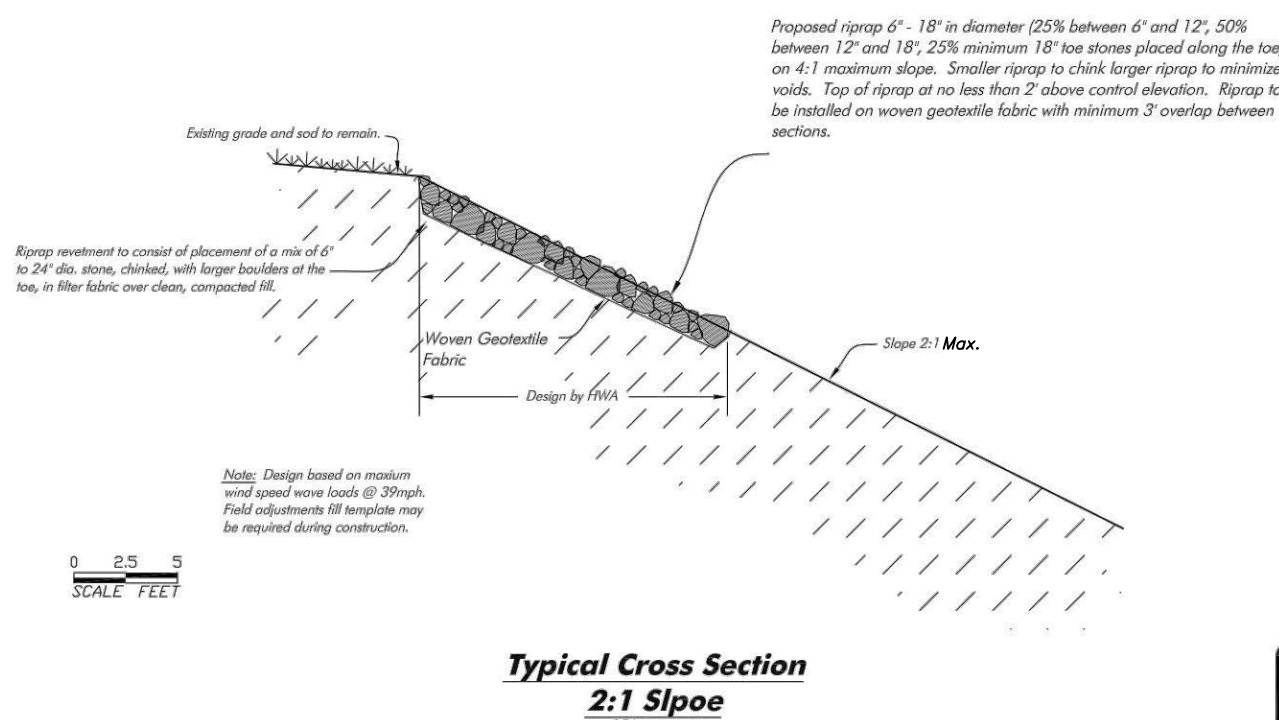
PROPOSED RIP RAP	
APPROVED	1,560 L.F.
PHASE 4	7,640 L.F.
TOTAL	9,200 L.F.
EXISTING LITTORAL COMPENSATORY AREA	
TOTAL	22,300 S.F.
PROPOSED LITTORAL COMPENSATORY AREA	
TOTAL	3,500 S.F. (2,600 Plants)

LEGEND:

- EXISTING APPROVED RIP-RAP LOCATION
- PHASE 1 - APPROVAL OF EXISTING UNDOCUMENTED RIP-RAP LOCATIONS
- PHASE 2 - NEW RIP RAP LOCATION
- PHASE 3 - NEW RIP RAP LOCATION
- PHASE 4 - NEW RIP RAP LOCATION
- PHASE 5 - NEW RIP RAP LOCATION
- PHASE 6 - NEW RIP RAP LOCATION



MIROMAR LAKES 5 & 6 SOUTH
264.9 AC.



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REVIS	REVISIONS	DATE
1	REVISED PER LEE COUNTY COMMENTS	8/11/15
2	REVISED PER LEE COUNTY COMMENTS	5/28/15

MIROMAR LAKES LLC
RECREATIONAL LAKE SHORELINE
STABILIZATION
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	11/14
DRAWN BY:	JJH	DATE:	11/14
CHECKED BY:	CLK	DATE:	01/15
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 100'

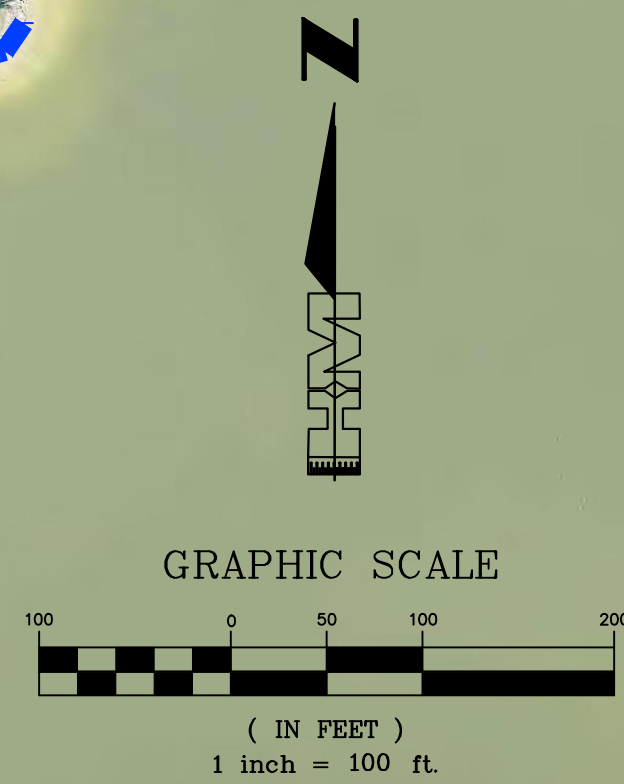


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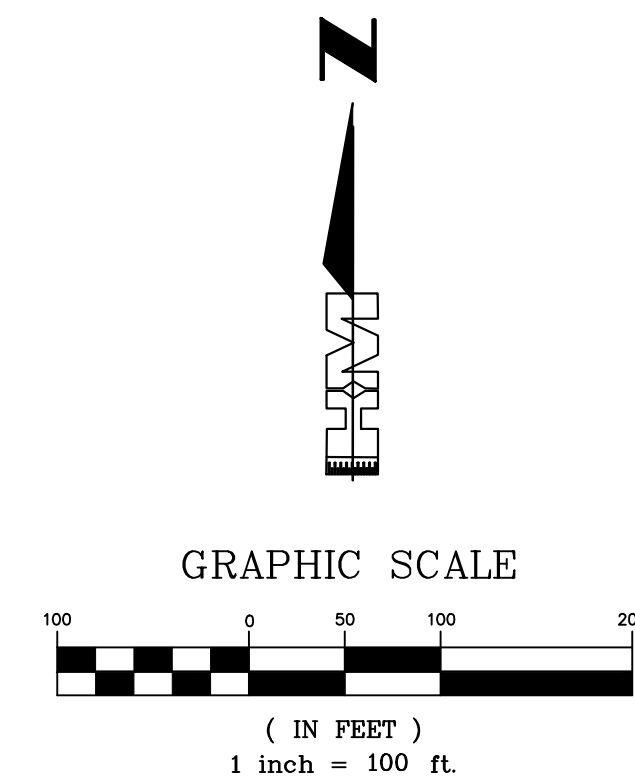
RIP RAP PHASE PLAN

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CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835
DATE

REFERENCE NO.	DRAWING NO.
14031RP2	1375-05
PROJECT NO.	SHEET NO.
2014.031	5 OF 9



REFERENCE NO. 14031RP3	DRAWING NO. 1375-06
PROJECT NO. 2014.031	SHEET NO. 6 OF 9

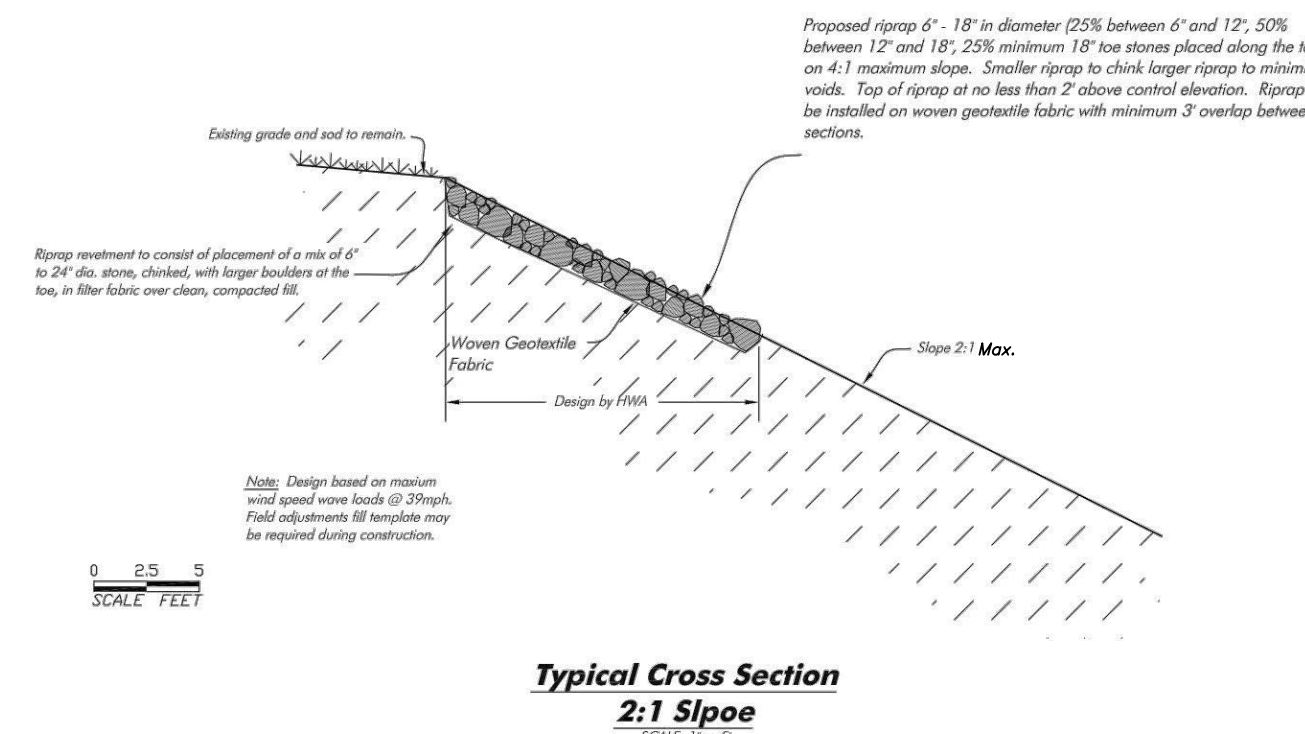


LEGEND:

- EXISTING APPROVED RIP-RAP LOCATION
- PHASE 1 - APPROVAL OF EXISTING UNDOCUMENTED RIP-RAP LOCATIONS
- PHASE 2 - NEW RIP RAP LOCATION
- PHASE 3 - NEW RIP RAP LOCATION
- PHASE 4 - NEW RIP RAP LOCATION
- PHASE 5 - NEW RIP RAP LOCATION
- PHASE 6 - NEW RIP RAP LOCATION

PROPOSED LAKE 5 & 6 SHORELINE:

PROPOSED RIP RAP	
PHASE 1	2,740 L.F.
TOTAL	2,740 L.F.
EXISTING LITTORAL COMPENSATORY AREA	
TOTAL	0 S.F.
PROPOSED LITTORAL COMPENSATORY AREA	
TOTAL	14,800 S.F. (11,100 Plants)

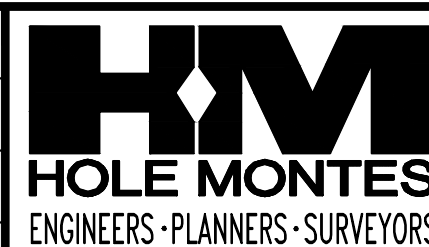


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△	REVISED PER LEE COUNTY COMMENTS	5/28/15
LETTER	REVISIONS	DATE

MIROMAR LAKES LLC
RECREATIONAL LAKE SHORELINE
STABILIZATION
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	11/14
DRAWN BY:	JJH	DATE:	11/14
CHECKED BY:	CLK	DATE:	01/15
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 100'

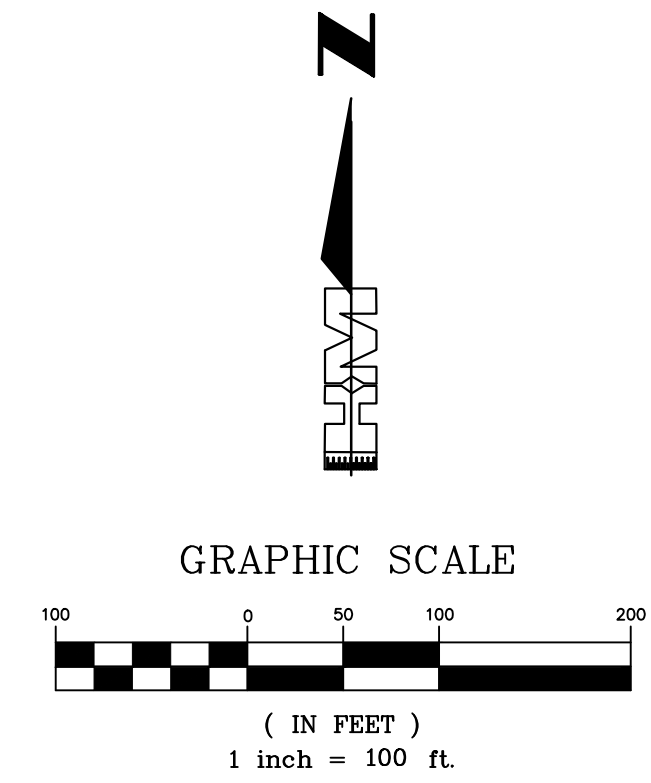


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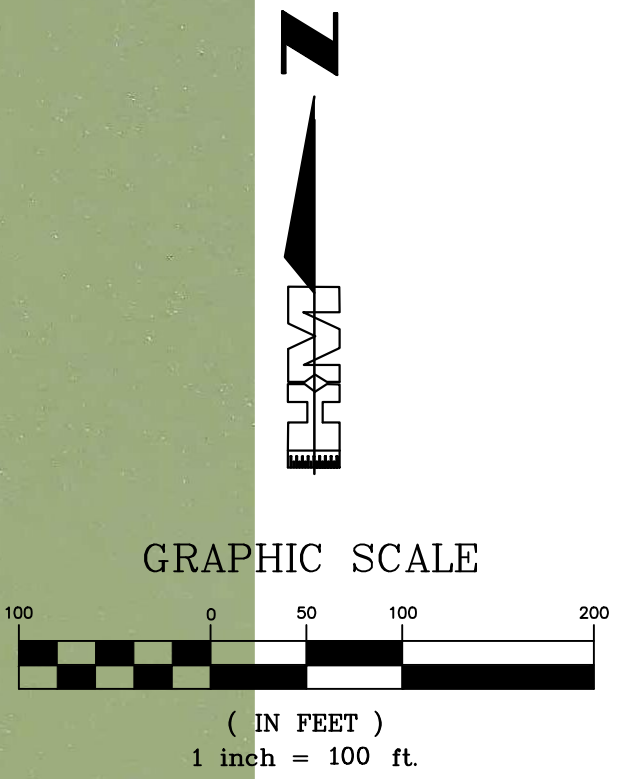
RIP RAP PHASE PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835	DATE

REFERENCE NO.	DRAWING NO.
14031RP4	1375-07
PROJECT NO.	SHEET NO.
2014.031	7 OF 9

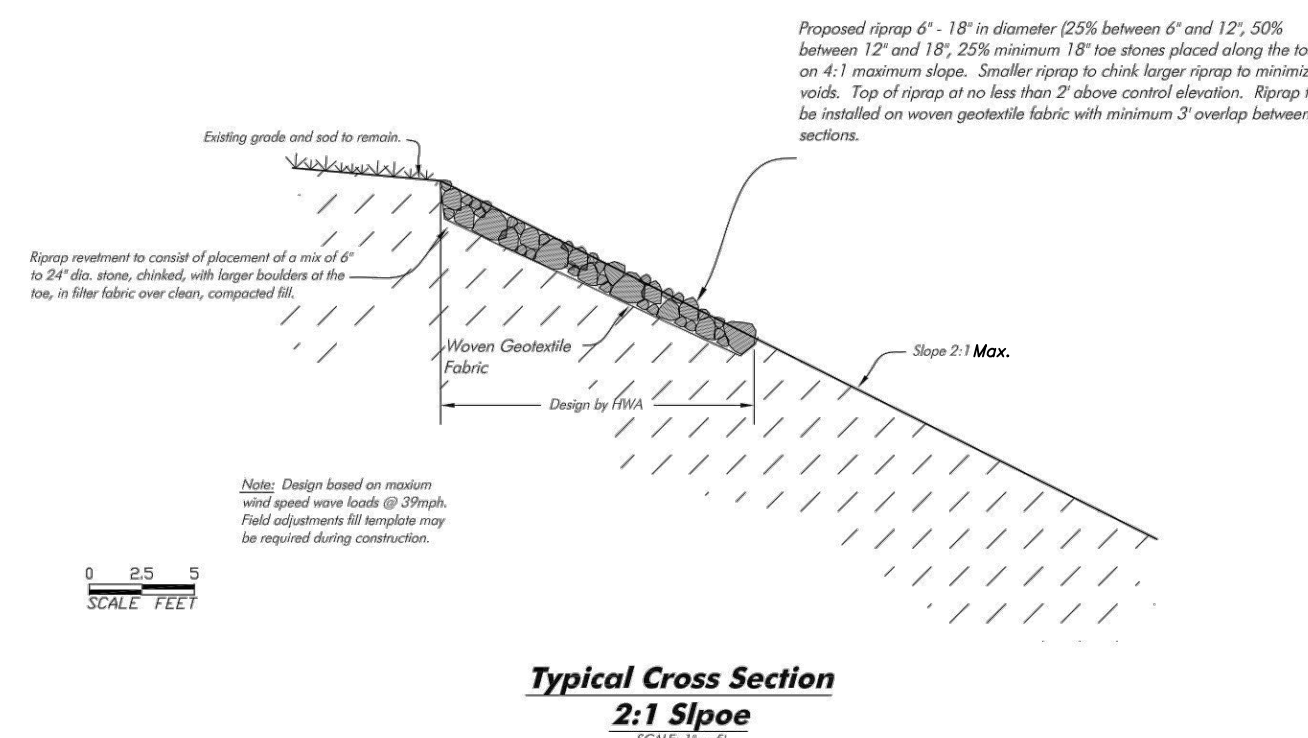


REFERENCE NO.	DRAWING NO.
14031RP5	1375-08
PROJECT NO.	SHEET NO.
2014.031	8 OF 9



LEGEND:

- EXISTING APPROVED RIP-RAP LOCATION
- PHASE 1 - APPROVAL OF EXISTING UNDOCUMENTED RIP-RAP LOCATIONS
- PHASE 2 - NEW RIP RAP LOCATION
- PHASE 3 - NEW RIP RAP LOCATION
- PHASE 4 - NEW RIP RAP LOCATION
- PHASE 5 - NEW RIP RAP LOCATION
- PHASE 6 - NEW RIP RAP LOCATION



PROPOSED LAKE 5 & 6 SHORELINE:

PROPOSED RIP RAP	
APPROVED	3,670 L.F.
PHASE 1	680 L.F.
PHASE 6	600 L.F.
TOTAL	4,950 L.F.
EXISTING LITTORAL COMPENSATORY AREA	
TOTAL	0 S.F.
PROPOSED LITTORAL COMPENSATORY AREA	
Total	28,100 S.F. (20,950 Plants)

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△	REVISED PER LEE COUNTY COMMENTS	5/28/15
LETTER	REVISIONS	DATE

MIROMAR LAKES LLC
RECREATIONAL LAKE SHORELINE
STABILIZATION
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	11/14
DRAWN BY:	JJH	DATE:	11/14
CHECKED BY:	CLK	DATE:	01/15
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 100'

HMA
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
LANDSCAPE ARCHITECTURE

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Fort Myers, FL. 33919
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Authorization No.1772

RIP RAP PHASE PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

REFERENCE NO.	DRAWING NO.
14031RP6	1375-09
PROJECT NO.	SHEET NO.
2014.031	9 OF 9

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: 4/29/2015

TO: Tony Palermo

FROM: Tom Sawtell

RE: ADD2015-00070

Miramar Lakes Deviation request

Attachment "C"

Description:

The applicant has submitted a comprehensive set of plans in support of his deviation requests. In essence, the applicant wishes to legitimize previously unapproved shoreline stabilization installations and set the stage for future installations as dictated at the time of development. The applicant has represented that due to existing and proposed boat traffic combined with the sheer size of the lake(s), lake slope stabilization is not feasible with a typical 6:1 side slope. Lake shoreline armoring must be accomplished to protect development interests from erosion and loss of land and property.

Staff supports the request but recommends inclusion of the following conditions:

1. New Development Orders will require the preparation of a Lake Maintenance Plan addressing the components of 10-329(d)(5)(a-e).
2. New Development Orders will include a requirement that roof drains to be routed to either drain away from the lake or be collected in a header network of pipes and discharged to the lake below the DSWT.

Attachment "D"

Palermo, Anthony

From: Henderson, Abby
Sent: Monday, October 05, 2015 3:35 PM
To: Palermo, Anthony
Subject: Miromar ADD2015-00070

Conditions:

Prior to any the installation of hardened shoreline, a Dock and Shoreline permit must be obtained.

Abby Henderson

Environmental Planner

Lee County Division of Development Services

AHENDERSON@leegov.com

(239) 533-8305

(239) 485-8344 FAX



Think Green & please print this e-mail only if necessary.

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

ATTACHMENT "F"

ADMINISTRATIVE AMENDMENT (FPA) ADD2016-00025

ADMINISTRATIVE AMENDMENT LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes LLC – Mike Elgin filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as Boat Storage Facility at Miromar Lakes for a temporary storage area for boats, trailers, RVs and other vehicles on a 3.0 acre parcel of land for the use of Miromar Lakes residents only on property located at Miromar Lakes, Fort Myers, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A".

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned in case number Z-99-029 (with subsequent amendments in case number Z-02-072, Z-06-064, Z-10-019, Z-12-004 and Z-13-020; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Resolution Z-13-020 (Attachment "D") requires, as a prerequisite to approval of any local Development Order, an approved Final Zoning Plan (FPA) that specifies the type, intensity and configuration of development for the particular site; and

WHEREAS, the Miromar Lakes Mixed Use Planned Development (MPD)/Development of Regional Impact (DRI) is a +/- 1,800-acre mixed use project approved for 250,000 square feet of retail uses, 340,000 square feet of office uses, 40,000 square feet of industrial/research and development uses, 450 hotel rooms, 650 boat slips, 2,600 residential units, recreational facilities and preserve areas; and

WHEREAS, Condition 1.c. of Z-13-020 requires Final Plan Approval prior to the issuance of a local development order for the parcel development that includes vertical (structural) development; and

WHEREAS, the applicant is seeking Final Plan Approval (FPA) for a 3-acre tract for temporary storage of vehicles including boats, trailers, RVs, fences, dry detention, entrance gates, and an existing boat dock, and existing boat ramp and related infrastructure (Attachment "A"); and

WHEREAS, the applicant has provided the required 30% open space (0.92 acres) for this proposed development; and

WHEREAS, the applicant has provided for adequate buffering, landscaping, plantings and other improvements (Attachment "B") generally consistent with the Land Development Code and Zoning Resolution Z-13-020; and

WHEREAS, the subject property was developed and previously utilized for temporary storage of boats and other vehicles for residents of Miromar Lakes; and

WHEREAS, the property is in receipt of two violations (VIO2016-01271 and VIO2016001371) for a fence, ramp, and dock constructed without permits; and

WHEREAS, Development Order DOS2016-00015 for construction of a temporary fenced storage facility to be used for the purpose of residents of Miromar Lakes to store boats and other vehicles on this site was applied for February 4, 2016; and

WHEREAS the subject property is within the Residential "R" portion of Miromar Lakes per the approved Master Concept Plan per Zoning Resolution Z-13-020; and

WHEREAS, to the east of the subject property is a private road within Miromar Lakes accessing Ben Hill Griffin Parkway; and

WHEREAS, to the west of the subject property is a large lake with the Compact Community Planned Development (CCPD) zoning designation (Centerplace); and

WHEREAS, there is vacant land to the north and south of the subject property within one of the "R" portions of Miromar Lakes; and

WHEREAS, the Property Development Regulations per Z-13-020 permit Accessory Uses and Structures including private boat docks, Clubs (including accessory uses including boat docks, boat ramps, fishing piers, Entrance Gates, Fences, Walls, Recreational Facilities, personal and private including fishing piers, boat docks, boat ramps, and temporary uses; and

WHEREAS, the Property Development Regulations per Z-13-020 says, "Any activity comparable in nature with the foregoing uses and which the Director of the Lee County Community Development determines to be compatible in "R" district"; and

WHEREAS, this proposed activity is an accessory use and activity consistent with the permitted uses within the "R" portions of Miromar Lakes; and

WHEREAS, the applicant proposes a development to be used by the residents of Miromar Lakes to store boats, trailers, RVs and other vehicles in a secure area; and

WHEREAS, this is a limited access storage facility with a boat ramp to allow the users a safe and controlled access to the adjacent lake; and

WHEREAS, the applicant proposes the users must be accompanied by Miromar Lakes Property Management staff to utilize this area; and

WHEREAS, due to the unique, temporary and accessory nature of the proposed use the applicant requests two additional deviations from the Land Development Code; and

WHEREAS, *Deviation 1* requests relief from LDC Sec. 10-261(a) requiring all new construction to provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers to allow for no requirement for such containers or receptacles; and

WHEREAS, Condition 28 of Zoning Resolution Z-13-020 says, "As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC Sec. 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of these facilities will be reviewed at time of local development order application"; and

WHEREAS, the proposed storage activity requires no vertical construction with the exception of the fences, gates, and docks; and

WHEREAS, the applicant proposes a system where Miromar Lakes residents have limited access to the property accompanied by Miromar Lakes staff; and

WHEREAS, there will be no need, as proposed, to have any garbage or recycling facilities on site; and

WHEREAS, *Deviation 2* requests relief from LDC Sec. 34-2020(b) requiring marinas and other water-oriented uses to provide for parking spaces to allow for no parking for the proposed facility; and

WHEREAS, the applicant proposes residents using this area for storage and boat ramp will not be permitted to park their vehicles in the facility; and

WHEREAS, the proposed Final Plan Approval and deviation requests have been reviewed by Lee County Department of Community Development's Development Services and environmental staff (Attachment "D"); and

WHEREAS, the deviations requested – as conditioned – enhance the objectives of the planned development, and preserve and promote the general intent of the LDC to protect the public health, safety and welfare; and

WHEREAS, the subject application and plans have been reviewed for compliance with the MCP and all of the conditions approved by Resolution Z-13-020; and

WHEREAS, the subject plans and deviation requests are consistent with the approved zoning resolutions and Development of Regional Impact (DRI) as amended, and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed FPA does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Plan Approval (FPA) to the Mixed Use Planned Development (MPD) for approval a temporary storage area for boats, trailers, RVs and other vehicles on a 3.0 acre parcel of land for the use of Miromar Lakes residents only is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the Final Plan Approval: Site Plan per Attachment "A" and Landscape Plan per Attachment "B".**
2. **Any development which is not consistent with the final site plan approved herein and attached hereto, will require an additional, amended final plan approval.**
3. ***Deviations 1 and 2* as proposed are approved per the conditions of this amendment only.**
4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**
5. **Within 180 days from the Final Plan Approval (ADD2016-00025), the dock and boat launch which have been constructed without permits must be either removed or a dock and shoreline permit issued and final inspection signed off by the Department of Community Development.**

6. **Development must include the two entrance gates consistent with Attachment “A”.**
7. **Use of this property is limited to the temporary storage of boats, trailers, RVs, and other vehicles (not including heavy machinery, dump trucks, or similar vehicles) for residents of Miromar Lakes only.**
8. **Temporary storage of RVs is limited to 5 at any one time.**
9. **Use of this property for commercial storage of any kind is prohibited.**
10. **Use of this property for boat launching, docking, or boat or vehicle storage by non-residents or non-employees of Miromar Lakes is prohibited.**
11. **Individual boats or vehicles may not be stored on site in excess of one calendar year.**
12. **This temporary use is limited to no more than two calendar years from the date this amendment (ADD2016-00025) is signed. Continued use after this point may only be permitted by a subsequent Final Plan Approval extending the date of approval or through amendment of the MPD through the public hearing process.**
13. **If garbage accumulates on this site for a week or longer, the developer must comply with LDC Sec. 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables.**

Duly passed, adopted, and electronically signed on 7/7/2016 by

Pam Houck, Zoning Manager
Department of Community Development

Exhibit “A” – Approved Legal Description

Attachment “A” –Site Plan Boat Storage Facility (FPA)

Attachment “B” – Landscape Plan

Attachment “C” – Applicant’s Deviation Requests

Attachment “D” – Environmental Staff Report

EXHIBIT A

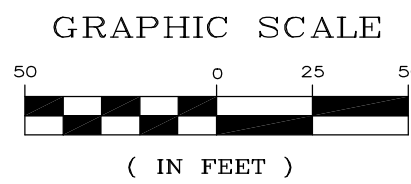
APPROVED
ADD2016-00025
Chick Jakacki, Planner
Lee Co Division of Zoning
7/6/2016

HM PROJECT # 2001038
12/11/01
REF DWG # A-2684-1
1 OF 1

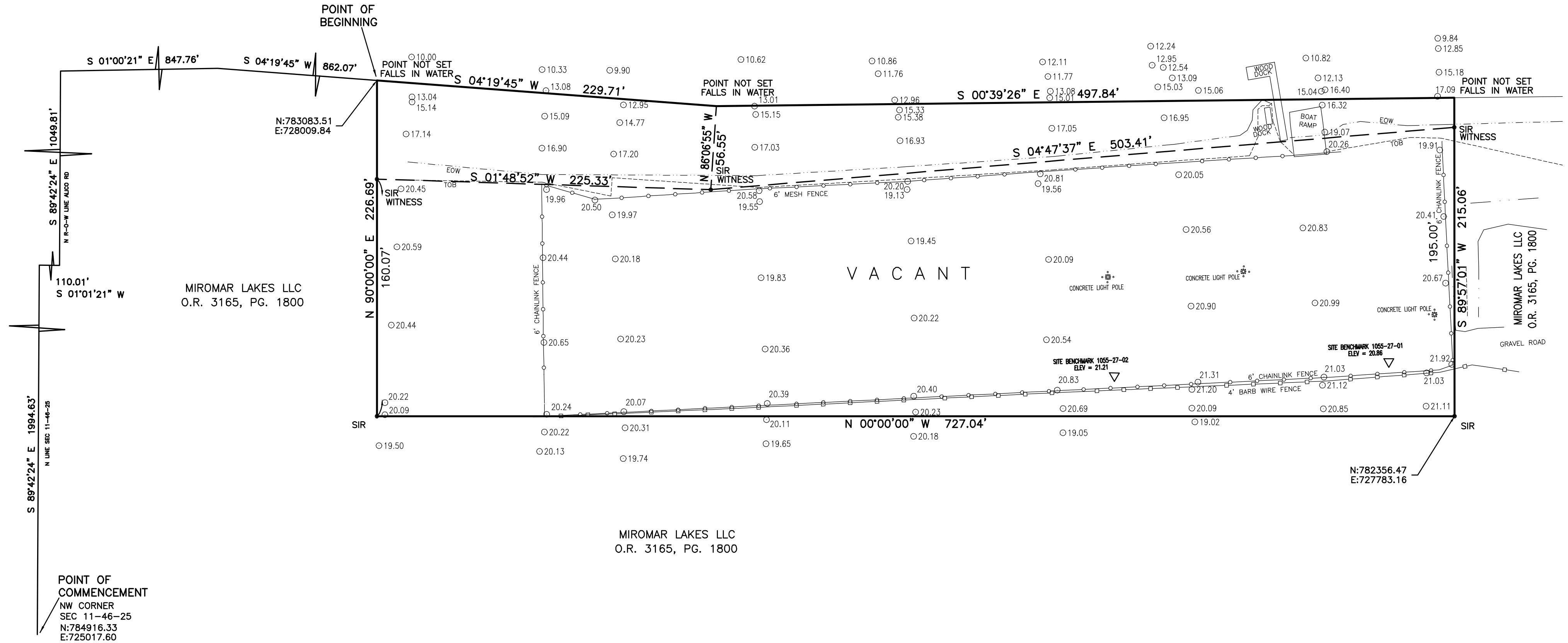
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S89°42'24"E ALONG THE NORTH LINE OF SAID SECTION FOR 1994.63 FEET; THENCE S01°01'21"W FOR 110.01 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF BEN HILL GRIFFIN PARKWAY (150' WIDE) AND THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD; THENCE S89°42'24"E ALONG SAID SOUTH RIGHT-OF-WAY OF ALICO ROAD FOR 1049.81 FEET; THENCE RUN S01°00'21"E FOR A DISTANCE OF 847.76 FEET; THENCE RUN S04°19'45"W FOR A DISTANCE OF 862.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S04°19'45"W FOR A DISTANCE OF 229.71 FEET; THENCE RUN S00°39'26"E FOR A DISTANCE OF 497.84 FEET; THENCE RUN S89°57'01"W FOR A DISTANCE OF 215.06 FEET; THENCE RUN N00°00'00"W FOR A DISTANCE OF 727.04 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 226.69 FEET, TO THE POINT OF BEGINNING. CONTAINING 3.6 ACRES, MORE OR LESS.



ALICO WEST FUND LLC
INSTR. NO. 2012000163077



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S89°42'24"E ALONG THE NORTH LINE OF SAID SECTION FOR 1994.63 FEET; THENCE S01°01'21"W FOR 110.01 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF BEN HILL GRIFFIN PARKWAY (150' WIDE) AND THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD; THENCE S89°42'24"E ALONG SAID SOUTH RIGHT-OF-WAY OF ALICO ROAD FOR 1049.81 FEET; THENCE RUN S01°00'21"E FOR A DISTANCE OF 847.76 FEET; THENCE RUN S04°19'45"W FOR A DISTANCE OF 862.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S04°19'45"W FOR A DISTANCE OF 229.71 FEET; THENCE RUN S00°39'26"E FOR A DISTANCE OF 497.84 FEET; THENCE RUN S89°57'01"W FOR A DISTANCE OF 215.06 FEET; THENCE RUN N00°00'00"W FOR A DISTANCE OF 727.04 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 226.69 FEET, TO THE POINT OF BEGINNING. CONTAINING 3.6 ACRES, MORE OR LESS.

RESERVATIONS AND EASEMENTS LISTED IN THE TITLE CERTIFICATION PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING A FILE NO. 16011619, CERTIFIED UP TO MAY 3, 2016 AT 8:00 PM HAVE BEEN REVIEWED AS FOLLOWS:

1. THIS PROPERTY FALLS WITHIN O.R. BOOK 3343, PG. 294, O.R. BOOK 3550, PG. 1164, O.R. BOOK 3858, PG. 3339, O.R. BOOK 4553, PG. 4015, INSTR. NO. 2005000181262, INSTR. NO. 2009000218161, INSTR. NO. 2011000027341, INSTR. NO. 2011000027342, INSTR. NO. 2012000150743, INSTR. NO. 2013000013274 & INSTR. NO. 2014000139879.
2. THIS PROPERTY FALLS WITHIN O.R. BOOK 3165, PG. 1800 & O.R. BOOK 3188, PG. 4387.
3. THIS PROPERTY FALLS WITHIN O.R. BOOK 2497, PG. 1569.
4. THIS PROPERTY FALLS WITHIN O.R. BOOK 3342, PG. 665.
5. THIS PROPERTY FALLS WITHIN O.R. BOOK 3506, PG. 4776.
6. THIS PROPERTY IS BENEFITED BY INSTR. NO. 2011000059193.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.

BEARINGS SHOWN HEREON REFER TO NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S89°42'24"W.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

SITE BENCHMARK: BM 1055-27-01, SET IRON WITH CAP LB 1772, ELEV 20.86
BM 1055-27-02, SET IRON WITH CAP LB 1772, ELEV 21.21

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: MIROMAR LAKES LLC

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 2/10/2016. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.050-.052, F.A.C.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

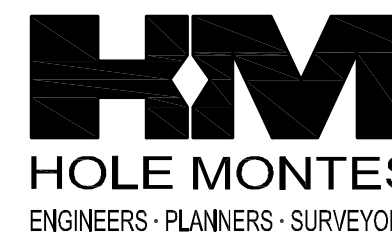
LEGEND

SIR SET IRON ROD 5/8" WITH CAP, LB 1772
EOW EDGE OF WATER
TOB TOP OF BANK

FIELD BOOK	1055/30-33		
REVISIONS	DATE	REV BY	

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF:	BH	DATE:	2/10/2016
DRAWN BY:	BEN	DATE:	2/16
CHECKED BY:	TMM	DATE:	2/16
SEC-TWN-RGE	11-46-25		



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

MIROMAR
NORTH BOAT RAMP
BOUNDARY SURVEY

DRAWING NO.	A-2684-1
PROJECT NO.	15.085
REFERENCE NO.	15085BS-1 rev.dwg

LEE COUNTY, FLORIDA
DATE: FEBRUARY 2016

ALICO RD.

BEN HILL GRIFFEN PKWY

THREE OAKS PKWY

INTERSTATE 75

PROJECT LOCATION

N

0 100 200 300 400 500 600 700 800 900 1000

STRAP NOS.
11-46-25-00-00001.0040

BOAT DOCK HISTORY		
SINGLE FAMILY SUBDIVISIONS	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
VERONA LAGO	55	0
CAPRINI GREENS/BELLAMARE	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	17	0
VOLTERRA	12	0
COSTA AMALFI (BEACH COTTAGES)	9	0
SORENTO (EAST 100 AC.)	11	0
PORTOFINO (EAST 100 AC.)	20	0
MURANO (EAST 100 AC.)	19	0
NAVONA (PENINSULA PH III)	18	0
SALERNO (PENINSULA PH III)	10	0
SALERNO (PENINSULA PH IV)	22	0
ESTATE LOTS (PENINSULA PH IV)	0	0
VILLA LOTS (PENINSULA PH IV)	0	0
TRACT M-M	0	0
POSTANO	0	0
TOTAL	235	0
<u>ANCILLARY (250 MAXIMUM)</u>	<u>BOAT SLIPS APPROVED</u>	<u>BOAT SLIPS PROPOSED</u>
BEACH CLUB PH I	13	0
BEACH CLUB PH II	13	0
BEACH CLUB PH III	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1&2	18	0
BELLINI	18	0
RAVENNA	60	0
THE PENINSULA PH IV	16	0
	169	0
TOTAL PROPOSED & APPROVED ANCILLARY SLIPS		169
TOTAL REMAINING ANCILLARY SLIPS		81

EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.

AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.

Attachment "A"



HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

[illegible]

CAD FILE NAME:	DRAWING NO.:
1400-02 MSP	1400-02
PROJECT NO.:	SHEET NO.:
2015085	2 OF 2



see Engineering Site Plan
ZONING = RES #Z-13-020

SHRUBS:

Callisaura americana, Beautyberry
Chrysobalanus icaco, Coccolup
Clusia rosea, Pitch Apple
Conococoba uvifera, Sea Grape
Conocarpus erectus sericeus, Silver
 Bee vomitosa, Yaupon Holly
Myrica cerifera, Wax Myrtle
Ptychotheca nervosa, Wild Coffee
Ruellia speciosa, Indian Hawthorn
Scaevola repens, Saw Palmetto
Sophora tomentosa, Necklace Pod
Tropaeolum fondanum, Dwarf Fuchsia

1. All systems to utilize low angle or flat, rotors, spray heads, and drip line system to produce an efficient xeric watering operation.
2. All systems to be on an automatic program controllers. Controller locations to be site verified and coordinated with general contractor and electrical/ mechanical engineer.
3. All systems to be on an automatic rain sensor shut off devices.
4. Head locations are diagrammatic and serve only as a guide for installational purposes.
5. Irrigation contractor responsible for 100% full coverage in accordance to good industry standards.
6. Irrigation contractor responsible for coordination with project mechanical contractor for adequate water supply, psi, meter and main line locations and required sleeves for access to all areas requiring irrigation.
7. All systems to utilize appropriate back flow preventor in accordance to Lee County codes.
8. Adjust the radius of spray on irrigation heads as needed to provide proper double coverage. Avoid over-spray on pavement and walls. Heads shall be placed a minimum of 6" from pavement and walls. Pressure compensating heads shall be used to eliminate aerosol spraying.
9. Pipe sizing shall be determined by friction loss chart method with maximum velocity not to exceed 5 fps.
10. Zone outline and calculation provides performance standards required. Heads will be supplied and/or field coordinated with irrigation contractor.
11. Quick coupler hose bibbs in lockable recessed valve boxes shall be provided as noted on plan in accordance with all applicable codes.
12. Constant pressure pipe and sleeves shall be schedule 40 pvc.
13. Zone laterals shall be class 200 pvc.
14. Installation shall be subject to all general project specifications and requirements. Specific irrigation specifications to be supplied prior to work commencement.
15. The locations of valves may change from the plan due to the location of the water source and/or electrical supply. Field adjust zones as needed with the approval of the landscape architect.
16. The irrigation contractor shall provide **AS BUILT DRAWINGS** to the owner showing all field adjustments to the systems upon completion of the project.
17. The irrigation contractor is responsible for all piping and wire take-offs for the project, as well as all fittings and connections at the water source.
18. All electric valves shall be installed below finish grade in **AMETEK** valve boxes. Valves should be located in close proximity to each other as much as possible.
19. Full one year warranty to be provided from date of project final acceptance.
20. All irrigation heads in planting beds will be 12" pop-ups and sod areas 4" pop-ups. All stream bubbler heads shall be on black painted PVC risers. Any use of shrub risers shall be determined on site after the installation of plant material.
21. The following criteria shall be used for class 200 PVC piping. Minimum pipe size shall be 1staring at the furthest point from the valve with increased sizes in proportion to the increased gpm getting closer to the valve.

Gallons per minute	Pipe size
1 - 16 gpm	maximum 1"
17 - 28 gpm	maximum 1 1/4"
29 - 35 gpm	maximum 1 1/2"
36 - 55 gpm	maximum 2"
56 - 60 gpm	maximum 2 1/2"
81 - 120 gpm	maximum 3"
121 -210 gpm	maximum 4"

UPDATED:
May 4, 2016



6200 Whiskey Creek Drive, Fort Myers, Florida 33919 Phone: 239.985.1200 Fax: 239.985.1259

May 6, 2016

Tony Palermo, AICP
Senior Planner
Lee County Department of Community Development
Development Services Division
1500 Monroe Street, 2nd Floor
Ft. Myers, Florida 33901

Attachment "C"

**RE: *Miromar Lakes*
 Boat Storage Facility
 Final Plan Approval
 ADD2016-00025
 *HM Project No. 2015.085***

Dear Mr. Palermo:

Hole Montes, Inc. is pleased to submit this revised deviation request for the Final Plan Approval submittal for a Boat Storage Facility at Miromar. The proposed facility is an accessory use as described in the approved schedule of uses.

This facility will be used by the residence to store boats, trailers, RVs and other vehicles in a secure area. This is a limited access storage facility with a boat ramp to allow the residence a safe and controlled access to the adjacent lake. As a limited access facility residence will need to be accompanied by Miromar Lakes Property Management staff. The facility is opened to allow the resident temporary access to store, retrieve or place a boat in the water. After that time the resident must leave with staff so the area can be secured.

Because of the accessory nature of the use and the limited access we are requesting deviations from LDC 10-261(a) and LDC 34-2020.

Deviation #1 - LDC Section 10-261(a) - All new construction of multifamily residential developments, commercial businesses, and industrial uses must provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers, to allow for no requirement for containers or receptacles.

Deviation #2 – LDC Section 34-2020(b) – Marinas and other water-oriented uses. Request a deviation from LDC Section 34-2020 that requires parking Marinas and other water-oriented uses to allow for no required parking for the proposed facility.

The proposed facility is an accessory use as described in Exhibit D of the approved schedule uses, Z-13-20. The proposed facility is an accessory use that is not open to the public and does not allow for unlimited use by the residence. This facility is solely for the storing of residential vehicles and trailers and allows residence to put boats in the adjacent lake via the proposed boat ramp.

Access to the boat ramp is also limited and not open to the public. Residence using the boat ramp will not be allowed to park their vehicles in the facility. Once the boat is in the water the residence are required to leave the facility with staff.

If you have any questions, or require additional information, please contact me.

Very truly yours,

HOLE MONTES, INC.

Charles L. Krebs

Charles L. Krebs, P.E.
Senior Project Manager/Associate

Dbm/clk
Enclosures
cc: Mike Elgin



Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Date: May 12, 2016
To: Tony Palermo, Senior Planner
From: Beth Workman, Environmental Planner
239.533.8793
EWorkman@leegov.com
Subject: Miromar Lakes, LLC
ADD2016-00025
STRAP#11-46-25-00-00001.0040

The applicant is requesting a Final Plan Approval for the after the fact construction of a temporary boat storage facility with a boat ramp and boat dock. The applicant has been issued two violations. The first violation (VIO2016-01271) is for a six foot chain link fence that was constructed without permits and the second (VIO2016-01371) is for a concrete boat ramp and dock constructed without permits. Environmental Sciences zoning staff has reviewed the application and the master concept plan (MCP) that included a landscape plan and offer the following conditions:

Prior to the issuance of a development order for the boat storage facility, the landscape plans must be in substantial compliance with sheet LP-1 received May 5, 2016.

Within 90 days from the Final Plan Approval (ADD2016-00025), the dock and boat launch which have been constructed without permits must be either removed or a dock and shoreline permit issued and final inspection signed off by the Department of Community Development.

Attachment "D"

ATTACHMENT "G"

ADMINISTRATIVE AMENDMENT (FPA) ADD2016-00148

ADMINISTRATIVE AMENDMENT LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes LLC - Mike Elgin filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as Resort Village – Phase 1 for 25 residential single-family dwelling units and related infrastructure on +/- 9.06 acres on property located in Miromar Lakes, Fort Myers, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned in case number Z-99-029 with subsequent amendments in case numbers Z-02-072, Z-06-0064, Z-10-019, Z-12-004, Z-13-020 and ADD2016-00025; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Resolution Z-13-020 requires, as a prerequisite to approval of any local Development Order, an approved Final Zoning Plan (FPA) that specifies the type, intensity and configuration of development for the particular site; and

WHEREAS, the Miromar Lakes Mixed Use Planned Development (MPD)/Development of Regional Impact (DRI) is a +/- 1,800-acre mixed use project approved for 250,000 square feet of retail uses, 340,000 square feet of office uses, 40,000 square feet of industrial/research and development uses, 450 hotel rooms, 650 boat slips, 2,600 residential units, recreational facilities and preserve areas; and

WHEREAS, Condition 1.c. of Z-13-020 requires Final Plan Approval prior to the issuance of a local development order for the parcel development that includes vertical (structural) development; and

WHEREAS, the applicant is seeking Final Plan Approval (FPA) for a 9.06-acre tract for 25 residential single-family dwelling units and related infrastructure (Attachment "A"); and

WHEREAS, with the addition of the single-family units on the subject property the subject property does not have to provide additional open space due to lots meeting lot size (Attachment "B"); and

WHEREAS, the applicant has provided for adequate buffering, landscaping, plantings and other improvements (Attachment "B") generally consistent with the Land Development Code and Zoning Resolution Z-13-020; and

WHEREAS, the applicant's request includes the use of rip rap over other shoreline stabilization treatments for portions of the proposed lake shoreline (Attachment "C"); and

WHEREAS, the applicant's request includes Deviations from the Land Development Code including requests related to the use of rip rap shoreline, access, and lake slopes (Attachment "D"); and

WHEREAS, Deviation #1 and #2 are from LDC Sec. 10-418 and 10-418(3) to allow the use of rip rap shoreline treatment adjacent to single-family uses along 65% of the proposed recreational lake shoreline; and

WHEREAS, Deviation #3 is from LDC Sec. 10-291(p)(1) to allow Via Bergamo Court to end without a cul-de-sac; and

WHEREAS, the applicant is also utilizing Deviations 5 and 7 per Zoning Resolution Z-13-020 relating to access and use of brick pavers; and

WHEREAS, staff has reviewed the deviation requests and finds that the planned development will be enhanced and that the intent of such regulations to protect health, safety and welfare will be served; and

WHEREAS, Environmental and Development Services staff have reviewed the request and had no objections; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the subject application and plans have been reviewed for compliance with the MCP and all of the conditions approved by Resolution Z-13-020, as subsequently amended; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as Resort Village – Phase 1 for 25 residential single-family dwelling units and related infrastructure on +/- 9.06 acres on property is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the Final Plan Approval: Site Plan per Attachment “A”.**
2. **Any development which is not consistent with the final site plan approved herein and attached hereto, will require an additional, amended final plan approval.**
3. **Deviations as proposed are approved per the conditions of this amendment only.**
4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**
5. **Prior to Development Order approval for the T-Type turn around in lieu of a cul-de-sac on Via Bergamo Court, approval from the fire district must be obtained.**
6. **The proposed gated accesses must comply with all requirements of Lee County Land Development Code Section 34-1748.**

Duly passed, adopted, and electronically signed on 11/29/2016 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibit “A” – Approved Legal Description

Attachment “A” –Site Plan (Final Plan Approval)

Attachment “B” – Environmental Staff Report

Attachment “C” – Applicant’s Rip Rap Narrative

Attachment “D” – Applicant’s Deviation Narrative

S 89°42'24" E 1994.63'

NORTH LINE SEC 11-46-25
(BASIS OF BEARING)POINT OF
COMMENCEMENT
NW CORNER SEC 11-46-25N: 784916.33
E: 725017.60

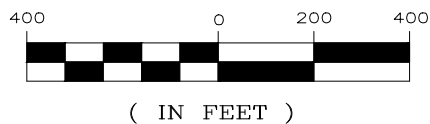
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	10075.00'	2°26'15"	428.57'	S 02°14'28" W	428.60'
C2	86.25'	71°14'50"	100.47'	S 42°19'27" W	107.25'
C3	40.00'	64°27'31"	42.66'	S 38°55'48" W	45.00'
C4	50.00'	84°03'01"	66.95'	N 66°48'56" W	73.35'
C5	727.50'	2°35'05"	32.82'	S 08°23'50" E	32.82'
C6	277.50'	65°55'18"	301.96'	N 42°39'01" W	319.28'
C7	197.50'	39°48'51"	134.50'	N 55°42'15" W	137.24'
C8	102.54'	32°09'36"	56.80'	N 66°39'05" W	57.56'
C9	10075.00'	11°51'07"	2080.38'	N 09°23'10" E	2084.09'

STATE PLANE COORDINATES SHOWN
HEREON REFER TO FLORIDA STATE PLANE
WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.POINT OF
BEGINNINGN: 783458.28
E: 726977.25

LINE	BEARING	DISTANCE
L1	S 86°32'24" E	100.01'
L2	S 01°31'26" W	322.99'
L3	S 05°20'30" W	46.06'
L4	N 90°00'00" W	173.55'
L5	N 89°57'01" E	107.53'
L6	S 43°52'22" E	40.64'
L7	N 87°49'57" E	79.72'
L8	S 00°16'17" E	174.47'
L9	N 89°12'17" W	127.15'
L10	N 89°12'17" W	60.99'
L11	S 78°18'19" W	121.10'
L12	S 71°09'33" W	54.79'
L13	N 24°47'26" W	23.98'
L14	S 78°35'42" W	131.34'
L15	S 09°41'22" E	295.34'
L16	S 80°18'38" W	45.00'
L17	N 09°41'22" W	313.35'
L18	N 75°36'40" W	16.91'
L19	S 63°36'37" W	10.05'
L20	N 82°21'46" W	24.31'
L21	S 89°03'10" W	34.99'
L22	S 85°29'20" W	224.22'



GRAPHIC SCALE



APPROVED
ADD2016-00118
Jessica Leatherman, Planner
Lee County DCD
11/16/2016

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB # 1772

BY

THOMAS M. MURPHY

P.S.M. # 5628

STATE OF FLORIDA

DRAWN BY: BEN	DATE: 9/16
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 11-46-25	



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND
LEGAL DESCRIPTION

DRAWING NO. H-159
PROJECT NO. 2016.045
FILE NAME Res Vill SL.dwg

EASTERLY R-O-W LINE BEN HILL GRIFFIN PARKWAY

MIROMAR LAKES
INSTR. NO. 201200013276MIROMAR LAKES E. UNIT III
(P.B. 71, PDS. 67-70)BELLINI, A CONDOMINIUM
MIROMAR LAKES
INSTR. NO. 2007000005277N: 780799.30
E: 727410.89MIROMAR LAKES E. UNIT III
(P.B. 71, PDS. 67-70)

LEGAL DESCRIPTION OF A PARCEL OF LAND LOCATED IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S89°42'24"E ALONG THE NORTH LINE OF SAID SECTION 11, FOR A DISTANCE OF 1994.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY (A 150' WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN S01°01'21"W ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY FOR A DISTANCE OF 1019.76 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10075.00 FEET, THROUGH A CENTRAL ANGLE OF 02°26'15" AND BEING SUBTENDED BY A CHORD OF 428.57 FEET AT A BEARING OF S02°14'28"W, FOR AN ARC LENGTH OF 428.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S86°32'24"E FOR A DISTANCE OF 100.01 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 892.52 FEET; THENCE RUN S01°31'26"W FOR A DISTANCE OF 322.99 FEET; THENCE RUN S05°20'30"W FOR A DISTANCE OF 46.06 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 173.55 FEET; THENCE RUN S00°00'00"E FOR A DISTANCE OF 727.04 FEET; THENCE RUN N89°57'01"E FOR A DISTANCE OF 107.53 FEET; THENCE RUN S43°52'22"E FOR A DISTANCE OF 40.64 FEET; THENCE RUN N87°49'57"E FOR A DISTANCE OF 79.72 FEET; THENCE RUN S00°39'26"E FOR A DISTANCE OF 908.03 FEET; THENCE RUN S00°16'17"E FOR A DISTANCE OF 174.47 FEET; THENCE RUN N89°12'17"W FOR A DISTANCE OF 127.15 FEET TO A POINT ON THE NORTH BOUNDARY OF PHASE ONE FOR BELLENI, A CONDOMINIUM AS DESCRIBED IN INSTR. NO. 2007000005277 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TEN (10) CALLS ALONG THE BOUNDARY OF SAID PHASE ONE FOR BELLENI, A CONDOMINIUM;

- 1) THENCE CONTINUE N89°12'17"W FOR A DISTANCE OF 60.99 FEET;
- 2) THENCE RUN S78°18'19"W FOR A DISTANCE OF 121.10 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE;
- 3) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 86.25 FEET, AT A BEARING OF S12°03'08"E THEREFROM, THROUGH A CENTRAL ANGLE OF 71°14'50" AND BEING SUBTENDED BY A CHORD OF 100.47 FEET AT A BEARING OF S42°19'27"W, FOR AN ARC LENGTH OF 107.25 FEET, TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 64°27'31" AND BEING SUBTENDED BY A CHORD OF 42.66 FEET AT A BEARING OF S38°55'48"W, FOR AN ARC LENGTH OF 45.00 FEET;
- 5) THENCE RUN S71°09'33"W FOR A DISTANCE OF 54.79 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 6) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 84°03'01" AND BEING SUBTENDED BY A CHORD OF 66.95 FEET AT A BEARING OF N66°48'56"W, FOR AN ARC LENGTH OF 73.35 FEET;
- 7) THENCE RUN N24°47'26"W FOR A DISTANCE OF 23.98 FEET;
- 8) THENCE RUN S78°35'42"W FOR A DISTANCE OF 131.34 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE;
- 9) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 727.50 FEET, AT A BEARING OF N82°53'43"E THEREFROM, THROUGH A CENTRAL ANGLE OF 02°35'05" AND BEING SUBTENDED BY A CHORD OF 32.82 FEET AT A BEARING OF S08°23'50"E, FOR AN ARC LENGTH OF 32.82 FEET;
- 10) THENCE RUN S09°41'22"E FOR A DISTANCE OF 295.34 FEET TO A POINT ON THE BOUNDARY OF TRACT R, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE SIX (6) FOLLOWING CALLS ALONG THE BOUNDARY OF SAID MIROMAR LAKES - UNIT III;

- 1) THENCE RUN S80°18'38"W FOR A DISTANCE OF 45.00 FEET;
- 2) THENCE RUN N09°41'22"W FOR A DISTANCE OF 313.35 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 3) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 277.50 FEET, THROUGH A CENTRAL ANGLE OF 65°55'18" AND BEING SUBTENDED BY A CHORD OF 301.96 FEET AT A BEARING OF N42°39'01"W, FOR AN ARC LENGTH OF 319.28 FEET;
- 4) THENCE RUN N75°36'40"W FOR A DISTANCE OF 16.91 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 5) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 197.50 FEET, THROUGH A CENTRAL ANGLE OF 39°48'51" AND BEING SUBTENDED BY A CHORD OF 134.50 FEET AT A BEARING OF N55°42'15"W, FOR AN ARC LENGTH OF 137.24 FEET;
- 6) THENCE RUN S63°36'37"W FOR A DISTANCE OF 10.05 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE, THE SAME BEING A POINT ON THE NORTH PROPERTY LINE OF MIROMAR LAKES GOLF CLUB AS DESCRIBED IN INSTR. NO. 2012000132761; THENCE RUN THE FOUR (4) FOLLOWING CALLS ALONG THE SAID NORTH PROPERTY LINE OF MIROMAR LAKES GOLF CLUB;

- 1) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 102.54 FEET, AT A BEARING OF S39°25'43"W THEREFROM, THROUGH A CENTRAL ANGLE OF 32°09'36" AND BEING SUBTENDED BY A CHORD OF 56.80 FEET AT A BEARING OF N66°39'05"W, FOR AN ARC LENGTH OF 57.56 FEET;
- 2) THENCE RUN N82°21'46"W FOR A DISTANCE OF 24.31 FEET;
- 3) THENCE RUN S89°03'10"W FOR A DISTANCE OF 34.99 FEET;
- 4) THENCE RUN S85°29'20"W FOR A DISTANCE OF 224.22 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY;

THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10075.00 FEET, AT A BEARING OF N74°41'17"W THEREFROM, THROUGH A CENTRAL ANGLE OF 11°51'07" AND BEING SUBTENDED BY A CHORD OF 2080.38 FEET AT A BEARING OF N09°23'10"E, FOR AN ARC LENGTH OF 2084.09 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 2399761.36 SQUARE FEET OR 55.1 ACRES, MORE OR LESS.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB # 1772

APPROVED
ADD2016-00148
Jessica Leatherman, Planner
Lee County DCD
11/16/2016

BY

Thomas M. Murphy
THOMAS M. MURPHY

P.S.M. # 5628
STATE OF FLORIDA

DRAWN BY: BEN	DATE: 9/16
SHEET # 2	OF SHEET 2
SEC-TWN-RGE: 11-46-25	



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND
LEGAL DESCRIPTION

DRAWING NO. H-159
PROJECT NO. 2016.045
FILE NAME Res Vill SL.dwg

11-46-25-00-00001.0040

OPEN SPACE	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VAVALDI	0
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH.2	2.73
MIROMAR LAKES PKWY. EXTENSION	0
EAST 100 AC.	0
BEACH COTTAGES	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PH I	24.74
LAKE SHORE STABILIZATION	0
TRACT M-M	1.90
POSITANO	1.60
TEMPORARY BOAT STORAGE FACILITY	0.92
RESORT VILLAGE PHASE 1	53.52 AC.
TOTAL	463.04 AC.

<u>BOAT DOCK HISTORY</u>			
<u>SINGLE FAMILY SUBDIVISIONS</u>		<u>BOAT SLIPS APPROVED</u>	<u>BOAT SLIPS PROPOSED</u>
VERONA LAGO	55		0
CAPRINI GREENS/BELLAMARE	18		0
ISOLA BELLA	13		0
CASTELLI & ANACAPRI	17		0
VOL.TERRA	12		0
COSTA AMALFI (BEACH COTTAGES)	9		0
SORENTO (EAST 100 AC.)	11		0
PORTOFINO (EAST 100 AC.)	20		0
MURANO (EAST 100 AC.)	19		0
NAVONA (PENINSULA PH III)	18		0
SALERNO (PENINSULA PH III)	10		0
SALERNO (PENINSULA PH IV)	22		0
ESTATE LOTS (PENINSULA PH IV)	0		0
VILLA LOTS (PENINSULA PH IV)	0		0
TRACT M-M	0		0
POSTANO	0		0
<u>RESORT VILLAGE -- PHASE 1</u>			0
TOTAL	235		0
<u>ANCILLARY (250 MAXIMUM)</u>		<u>BOAT SLIPS APPROVED</u>	<u>BOAT SLIPS PROPOSED</u>
BEACH CLUB PH I	13		0
BEACH CLUB PH II	13		0
BEACH CLUB PH III	13		0
VIVALDI	18		0
MIRASOL BEACH PH 1&2	18		0
BELLINI	18		0
RAVENNA	60		0
<u>THE PENINSULA PH IV</u>	16		0
	169		0
<u>TOTAL PROPOSED & APPROVED ANCILLARY SLIPS</u>			169
<u>TOTAL REMAINING ANCILLARY SLIPS</u>			81

EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.

AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.

AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

[illegible]



\\V016\2016045\01\A\01\PLAN SET\5\PA\02 AERIAL PHOTO Oct 28, 2016 - 2:18pm

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△		
LETTER	REVISIONS	DATE

MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FLORIDA

DESIGNED BY C.L.K.	DATE 07/08/16
DRAWN BY J.H.H.	DATE 07/08/16
CHECKED BY C.L.K.	DATE 07/08/16
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 40'



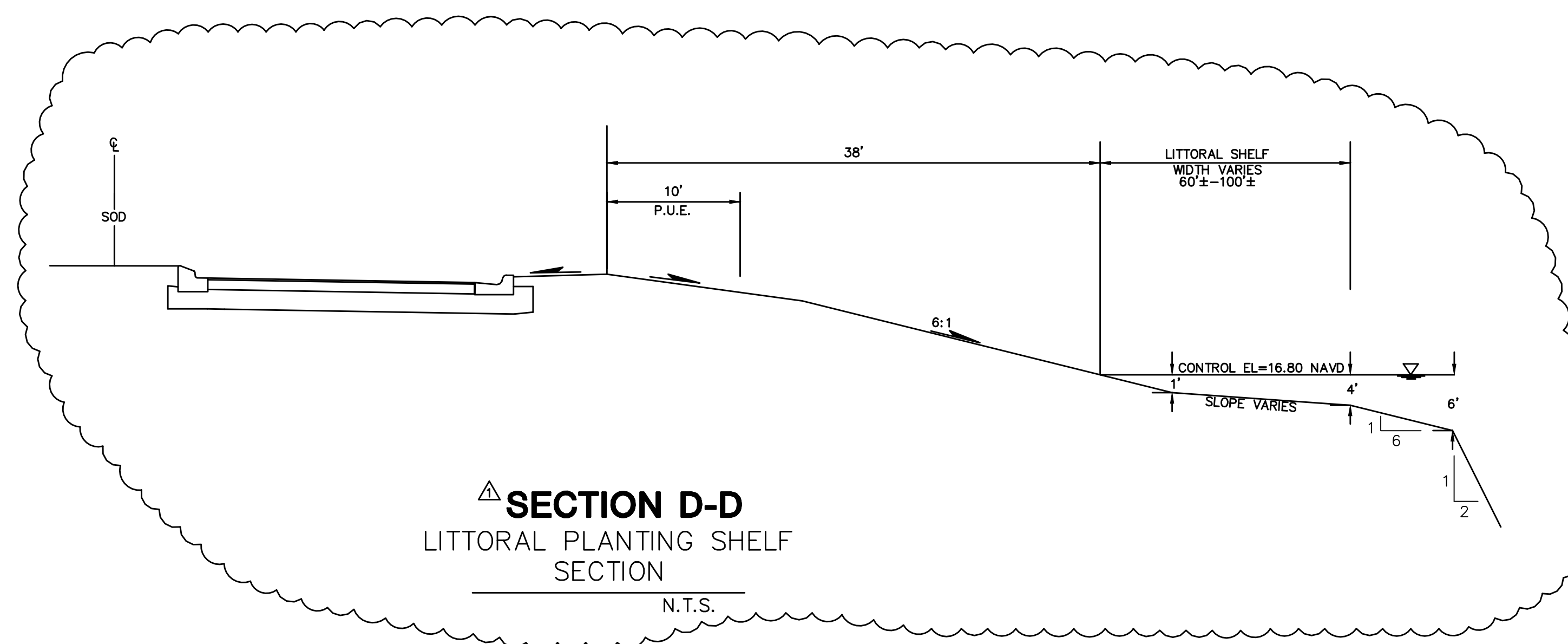
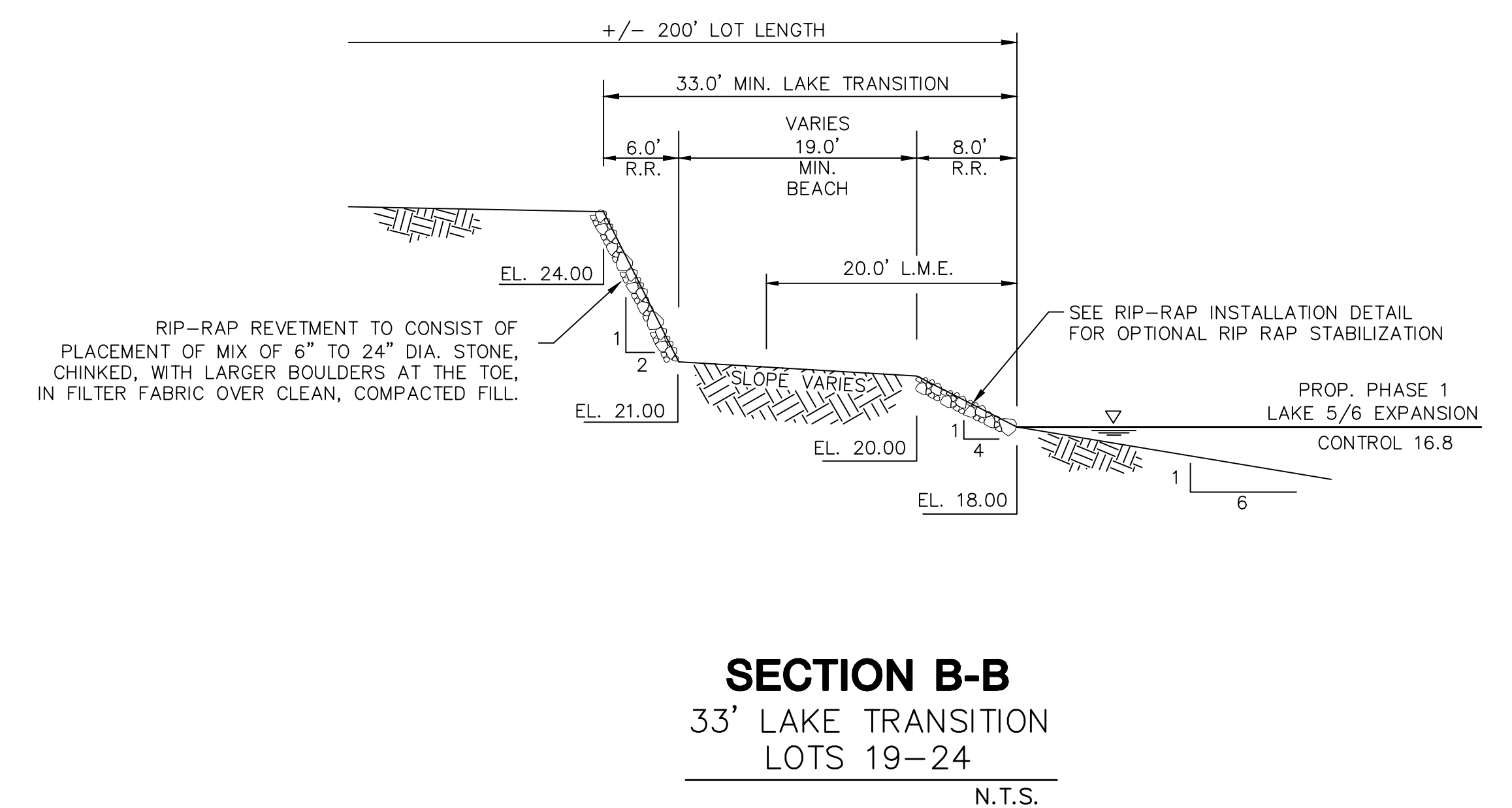
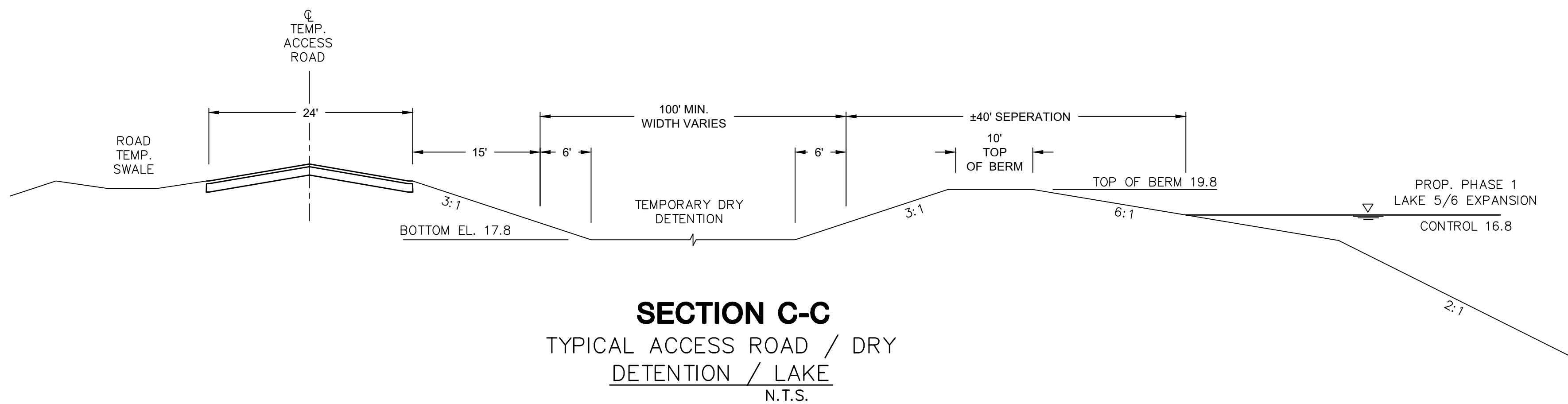
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

AERIAL PHOTOGRAPH
SWEC 11 TWP 46 RNG 25

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE _____

CAD FILE NAME:	DRAWING NO.:
02 AER	1405-02
PROJECT NO.:	SHEET NO.:
2016.045	2 OF 5



MIROMAR LAKES

RESORT VILLAGE - PHASE 1
LEE COUNTY, FL

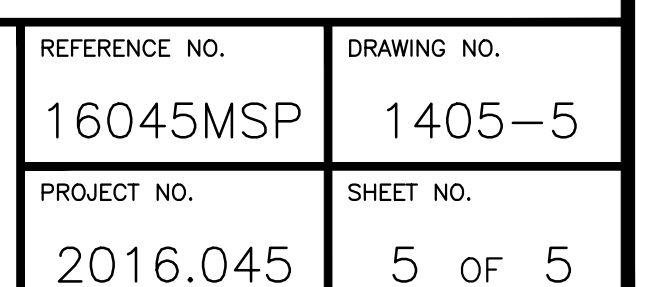


HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

DRAINAGE AND GRADING NOTES

CAD FILE NAME: 04-DET	DRAWING NO.: 1405-04
PROJECT NO.: 2016.045	SHEET NO.: 4 OF 5





Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Date: November 22, 2016
To: Tony Palermo, Senior Planner
From: Beth Workman, Environmental Planner
239.533.8793
EWorkman@leegov.com **Attachment "B"**
Subject: ADD2016-00148
Miromar Lakes Resort Village
11-46-25-00-00001.0040

Environmental Sciences (ES) Zoning staff has reviewed the Final Plan Approval with the two proposed deviations that pertain to ES zoning staff review.

PARCEL HISTORY:

Miromar Lakes is an 1,800 acre parcel, zoned MPD (mixed use planned development), and is in a DRI (development of regional impact) located east of I-75, south of Alico Road and north of Corkscrew Road. The proposed development 9.06 acre portion of the Miromar Lakes development located at the northwestern corner. Per zoning resolution Z-13-020 condition 1c, "the developer must obtain Final Plan Approval (FPA) when parcel development includes vertical (structural) development or when further deviations are requested. If FPA is required, then the developer must file an application prior to, or simultaneous with, a local development order that proposes vertical development. The purpose of this process is to ensure that vertical development is generally in compliance with the approved zoning resolution, MCP and DRI Development Order, while at the same time allowing flexibility in response to changing development practices".

In the case of Miromar Lakes Resort Village, the developer is requesting vertical construction so a FPA is required and two deviations from the Land Development Code (LDC) that pertain to ES zoning review have been requested to seek relief from current changing LDC requirements that have occurred since the zoning was approved.

FINAL PLAN APPROVAL:

The Miromar Lakes development has specific parameters that must be followed when proposing particular uses per Z-13-020 condition 1b. The following lists the specific parameters that pertain to the subject proposal:



Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Residential Units: The Miromar Lakes zoning approval allows 2,600 total units per this condition. The development is currently approved for 1204 residential units and the Miromar Lakes Resort Village is proposing 24 residential units. The additional development within Miromar meets the allowable number of residential units conditioned in the Z-13-020 condition 1b.

Boat Slips: The zoning approval allows 650 boat slips for the entire Miromar Lakes development, currently the development is approved for 369 boat slips and the subject portion of the project is proposing no boat slips. Therefore, Miromar Lakes remains in compliance with the allowable number of boat slips per Z-13-020.

Open Space: Miromar Lakes is currently approved for 364.03 acres of open space and with the addition of the single family units the subject property does not have to provide open space due to lots meeting lot size.

Therefore, the Peninsula Phase III at Miromar Lakes meets all the specific parameters required per the Z-13-020.

Additionally, rip rap is being proposed to also help with erosion problems. The Master Concept plan approved as part of the subject parcel review shows the placement of rip rap, the compensatory littorals, and littorals per LDC 10-418. Rip rap is considered a harden shoreline structure and will be addressed through the development order process.

Attachments (X)



6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone 239.985.1200 • Fax: 239.985.1259

October 7, 2016

Attachment "C"

Mr. Tony Palermo, AICP
Senior Planner
Lee County Community Development Department
Zoning Division
P.O. Box 398
Fort Myers, FL 33902

**RE: Miromar Lakes Resort Village Phase 1
Final Plan Approval
ADD2016-00148**

Dear Mr. Palermo:

Please accept this letter as the requested justification for the use of rip rap over other shoreline stabilization treatments for portions of the proposed lake shoreline connected with Miromar Lakes Resort Village Phase 1.

- The request for the provision of rip-rap to control erosion is based upon sound engineering practices with respect to efficient erosion control. Through years of developing neighborhoods around the recreational lake, we have been able to witness how the design of the lake shoreline interacts with wind, water currents and waves generated by recreational boaters and naturally occurring weather conditions.
- The continuing use of rip rap is not inconsistent with specific policy directives of the Lee County Commissioners, Ordinances or the Lee Plan. The proposed shoreline treatment is for the protection, safety and welfare of the public and property.
- The use of rip rap over other shoreline treatment is based on the Engineer's and the Developer's experience in maintaining the shore line using different types of materials such as erosion mats, geo web and rip rap, changes in slopes and traditional shoreline restoration.
- As part of the approval process for ADD2015-00070, we worked with staff to outline where the developer anticipates the need for rip rap and the desire of the individual residence living around the lake installing rip rap to protect the shore behind their homes. We utilized the results of those discussions in locating the shoreline treatment for Resort Village Phase 1.
- As part of the Final Plan approval process for Phase 1 of the Resort Village, we have attempted to locate the proposed rip rap along the shoreline in areas we believe will be adversely impacted by either boat traffic and/or wave action from the recreational lake.

Miromar Lakes
Resort Village Phase 1
Final Plan Approval
ADD2016-00148
Page 2 of 2

We have updated the Master Concept plan for ADD2015-00070 to reflect the location of Resort Village Phase 1 and updated the calculations to reflect the proposed improvements. If you need any additional information to help approve this application, please feel free to contact me at (239) 985-1200 or at charliekrebs@hmeng.com.

Sincerely,

HOLE MONTES, INC.

A handwritten signature in blue ink, appearing to read 'Charles L. Krebs', is written over the company name.

Charles L. Krebs, P.E.
Project Manager / Associate

Dbm/clk

Attachments

EXHIBIT A

Attachment "D"

Deviation Request

- Deviation #1 and #2: the use of rip rap shoreline treatment behind single-family homes and the use of rip rap shoreline along 65% of the proposed recreational lake shoreline.
 - The request for the provision of rip-rap to control erosion is based upon sound engineering practices with respect to efficient erosion control. Through years of developing neighborhoods around the recreational lake, we have been able to witness how the design of the lake shoreline interacts with wind, water currents and waves generated by recreational boaters and naturally occurring weather conditions.
 - The continuing use of rip rap is consistent with specific policy directives of the Lee County Commissioners, Ordinances or the Lee Plan. The proposed shoreline treatment is for the protection, safety and welfare of the public and property.
 - The use of rip rap over other shoreline treatment is based on the Engineer's and the Developer's experience in maintaining the shore line using different types of materials such as erosion mats, geo web and rip rap, changes in slopes and traditional shoreline restoration.
 - As part of the approval process for ADD2015-00070, we worked with staff to outline where the developer anticipates the need for rip rap and the desire of the individual residence living around the lake installing rip rap to protect the shore behind their homes. We utilized the results of those discussions in locating the shoreline treatment for Resort Village Phase 1.
 - As part of the Final Plan approval process for Phase 1 of the Resort Village, we have attempted to locate the proposed rip rap along the shoreline in areas we believe will be adversely impacted by either boat traffic and/or wave action from the recreational lake.
- Deviation #3: request to allow Via Bergamo Ct. to have a dead end without a cul-de-sac. Via Bergamo Ct is a privately maintained road that will service only 2 single family homes. The proposed road will have very little traffic volume.
- Deviation #4: request to allow lake maintenance easement within the limits of the platted single –family lots. The Miromar Lakes Community has been developed from the beginning as a recreational lake community with homesites that abut the adjacent lakes. The requested deviation is allows for the continued direct access by the residence to the recreational lake. We have reduced the lake slope from the allowed 4:1 in the approved zoning to 6:1 to improve maintenance and access to the lakes.
- Deviation #5: request to allow dry models. Miromar Lakes operates a sales facility on site where potential home buyers work with sales staff to purchase their new homes. Because of this there is a need to allow the construction of model homes to begin prior to the construction and certification of potable water and sanitary sewer services.



Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Date: March 10, 2017
To: Tony Palermo, Senior Planner
From: Beth Workman, Environmental Planner
239.533.8793
EWorkman@leegov.com
Subject: Miromar Lakes Resort Village – Phase 2
ADD2017-00013
STRAP # 11-46-25-00-00001.0040

ATTACHMENT "H"

The applicant has applied for an Administrative Deviation to add 29 single family residential lots in Miromar Lakes. Environmental Sciences zoning staff has reviewed this application and offer the following analysis and conditions:

PARCEL HISTORY:

Miromar Lakes is an 1,800 acre parcel, zoned MPD (mixed use planned development), and is in a DRI (development of regional impact) located east of I-75, south of Alico Road and north of Corkscrew Road. The proposed development 12.23 acre portion of the Miromar Lakes Resort Village – Phase 2 development located at the southeastern portion. Per zoning resolution Z-13-020 condition 1c, “the developer must obtain Final Plan Approval (FPA) when parcel development includes vertical (structural) development or when further deviations are requested. If FPA is required, then the developer must file an application prior to, or simultaneous with, a local development order that proposes vertical development. The purpose of this process is to ensure that vertical development is generally in compliance with the approved zoning resolution, MCP and DRI Development Order, while at the same time allowing flexibility in response to changing development practices”.

The application is in compliance with the open space requirements and the applicant has included a landscape and littoral planting plan. The development order must be in substantial compliance with this landscape plan and ES zoning staff provides the following conditions to ensure compliance:

Prior to the issuance of a development order for Miromar Lakes Resort Village Phase 2, the landscape plan must be in substantial compliance with the Phase 2 Littoral Planting Plan and Landscape Calculations exhibit received February 23, 2017.

Exhibit C



November 17, 2025

Miromar Development/Master HOA
10801 Corkscrew Road, Suite 305
Estero, FL 33928
Mbattaglia@miromar.com
239-390-5142

Lee County Permitting Office

Subject: Approval of Architectural Drawings – Crane Residence Guest House Addition

To Whom It May Concern,

This letter is to formally confirm that the Miromar Development and the Master Homeowners Association have reviewed and approved the architectural drawings submitted for the Crane Residence Guest House Addition, located at 11710 Via Sorrento Place.

All plans have been evaluated in accordance with the community's architectural and construction standards. The proposed addition complies with the governing design guidelines, and the project is authorized to proceed with the permitting process through Lee County.

Should you require any additional documentation or confirmation, please feel free to contact me at the information provided above.

Thank you for your attention to this matter.

Sincerely,
Mark Battaglia

A handwritten signature in black ink that reads "Mark Battaglia". The script is cursive and fluid.

Manager of Construction & Development
Miromar Development / Master HOA

Exhibit D

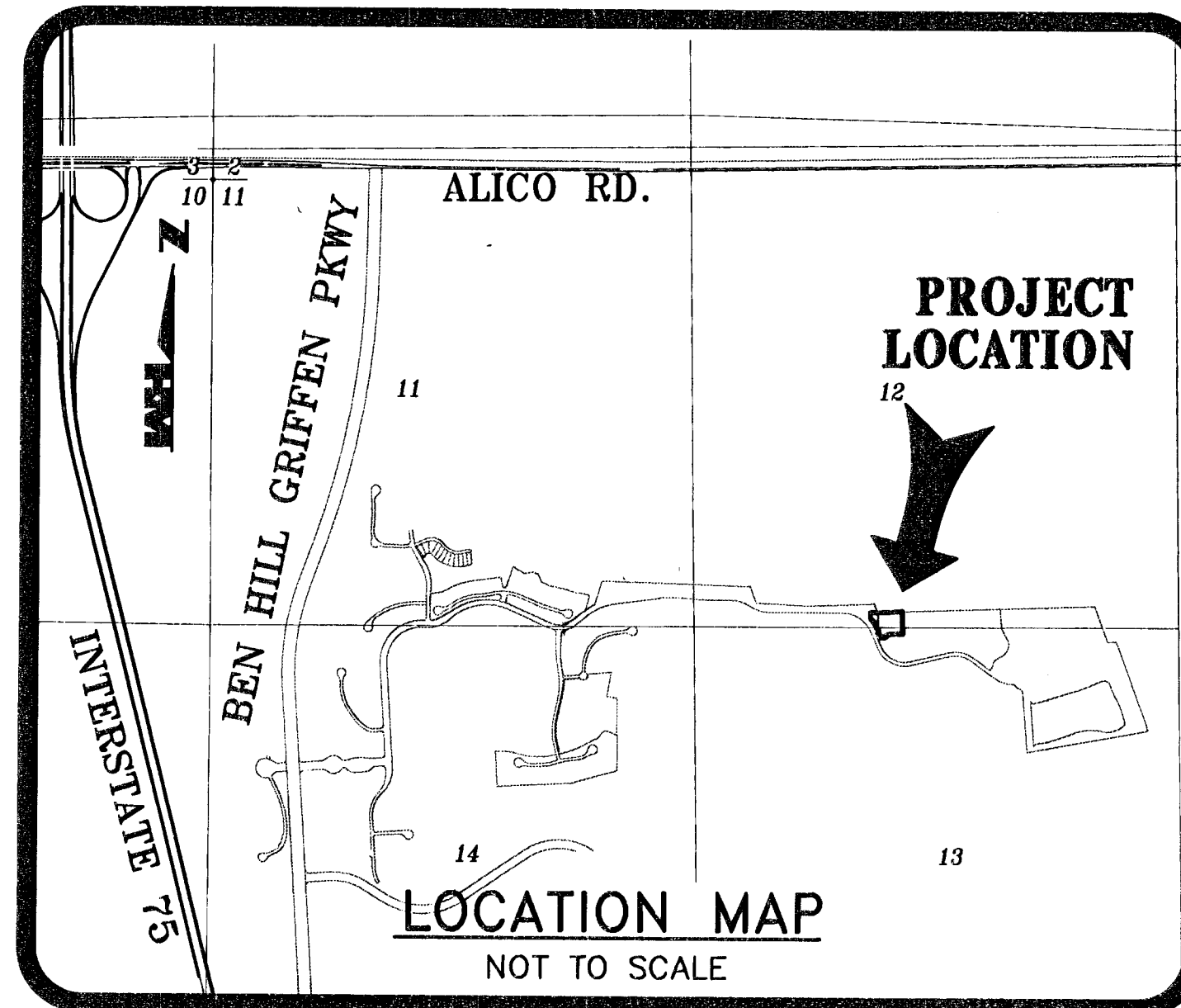
MIROMAR LAKES UNIT XII-B

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 12 & 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST,

INSTR. # 2008000208819

SHEET 1 of 1

BEING A REPLAT OF LOT 2, BLOCK 'C-C', MIROMAR LAKES UNIT XII - PENINSULA PHASE TWO ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NO. 2006000463425 AND LOT 1, MIROMAR LAKES UNIT XII-A ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NO. 2008000138703 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA



PROPERTY DESCRIPTION:

LOT 2, BLOCK 'C-C', MIROMAR LAKES UNIT XII - PENINSULA, PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000463425, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LOT 1, MIROMAR LAKES UNIT XII-A, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2008000138703, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, MIROMAR LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED IN THIS PLAT HAS CAUSED THIS PLAT OF MIROMAR LAKES UNIT XII-B, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 12 & 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A REPLAT OF LOT 2, BLOCK 'C-C', MIROMAR LAKES UNIT XII - PENINSULA PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED AT INSTRUMENT NO. 2006000463425 AND LOT 1, MIROMAR LAKES UNIT XII-A, ACCORDING TO THE PLAT RECORDED AT INSTRUMENT NO. 2008000138703 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BE MADE WITH THE DEDICATIONS AND RESERVATIONS AS FOLLOWS:

1. DEDICATE TO MIROMAR LAKES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION WITH RESPONSIBILITY FOR MAINTENANCE BUT RESERVING TO MIROMAR LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, BUT NO MAINTENANCE RESPONSIBILITY, FOR ACCESS AND USE BY MIROMAR LAKES, L.L.C. AND THE MEMBERS OF THE MIROMAR LAKES MASTER ASSOCIATION, INC. AND ADJACENT NEIGHBORHOODS:

ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES AND FOR THE PURPOSES OF PERFORMING ANY AND ALL INSTALLATION OF FACILITIES AND IMPROVEMENTS AND MAINTENANCE ACTIVITIES.

2. DEDICATE TO MIROMAR LAKES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, TROPICAL WATER SUPPLY COMPANY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND TO ALL PUBLIC AND PRIVATE UTILITIES, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED FOR USE IN THE PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS INCLUDING, BUT NOT LIMITED TO, PROVIDING UTILITY, GOVERNMENTAL SERVICES, AND FULFILLING THE TERMS AND CONDITIONS SET FORTH IN THE RECORDED DECLARATION, AS AMENDED, FOR THE MIROMAR LAKES COMMUNITY, AND RESERVING, WITHOUT THE RESPONSIBILITY FOR MAINTENANCE, TO MIROMAR LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THE FOLLOWING:

A. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) DEDICATED OR SHOWN ON THIS PLAT, SOLELY FOR THE USES AND PURPOSES INDICATED.

B. THE PUBLIC UTILITY EASEMENTS DESCRIBED ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITIES, INCLUDING, BUT NOT LIMITED TO, CABLE TELEVISION, INTRANET/INTERNET TELECOMMUNICATIONS, IRRIGATION, SECURITY, GAS AND SIMILAR SYSTEMS AND FACILITIES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION (I) MUST NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, AND (II) MUST COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. RESERVE TO MIROMAR LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, ACCESS AND USE OF:

ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES AND FOR THE PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES.

4. DEDICATE NON-EXCLUSIVE UTILITY EASEMENTS TO LEE COUNTY UTILITIES (L.C.U.E.) AS SHOWN ON THIS PLAT, EXCEPT AS PERMITTED BY MIROMAR LAKES, L.L.C., IN AN INSTRUMENT GRANTING OR CONVEYING AN EASEMENT.

IN WITNESS WHEREOF MIROMAR LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THIS DEDICATION TO BE MADE THIS 17th DAY OF July, 2008.

Mark Oeschewalt
WITNESS

Michael B. Elgin
WITNESS

MIROMAR LAKES, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

BY: MIROMAR DEVELOPMENT CORPORATION,
ITS MANAGING MEMBER

BY: JERRY H. SCHMOYER
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Lee

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July, 2008 BY JERRY H. SCHMOYER, AS VICE PRESIDENT OF MIROMAR DEVELOPMENT CORPORATION, THE MANAGING MEMBER, ON BEHALF OF THE MIROMAR LAKES, L.L.C., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Paula S. Ward
NOTARY PUBLIC - STATE OF Florida

Paula S. Ward
NAME (PRINTED)

DD41627
COMMISSION #

May 18, 2008
COMMISSION EXPIRES

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LINE	BEARING	DISTANCE
L1	N 89°42'01" W	44.95'
L2	N 23°41'27" W	75.39'
L3	N 01°49'34" W	52.45'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	55.00'	54°46'51"	50.61'	S 60°47'08" W	52.59'
C2	348.22'	19°10'44"	116.02'	N 33°16'49" W	116.56'
C3	370.00'	09°49'20"	63.35'	N 86°54'50" W	63.43'

NOTES

- 1.
- 2.
3. ☐
4. ☒
5. ☒
6. L1
7. C1
8. D.E.
9. L.C.U.E.
10. L.M.E.
11. P.U.E.
12. R-O-W
- 13.

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF LOT 1, BLOCK 'C-C', MIROMAR LAKES UNIT XII - PENINSULA, PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000463425, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S.01°49'34"E.

INDICATES PERMANENT REFERENCE MONUMENT SET (P.R.M.) LB 1772.

INDICATES PERMANENT REFERENCE MONUMENT FOUND (P.R.M.) LB 1772.

INDICATES PERMANENT CONTROL POINT (P.C.P.).

INDICATES LINE IN LINE TABLE.

INDICATES CURVE IN CURVE TABLE.

INDICATES DRAINAGE EASEMENT.

INDICATES LEE COUNTY UTILITIES EASEMENT

INDICATES LAKE MAINTENANCE EASEMENT

INDICATES PUBLIC UTILITY EASEMENT.

INDICATES RIGHT-OF-WAY.

THE EASEMENT AGREEMENT INCLUDING NAVIGATIONAL AND RECREATIONAL RIGHTS, RECORDED AT O.R. BOOK 2497, PG. 1569 COVERS THIS PLAT IN ITS ENTIRETY AND HAS NOT BEEN SHOWN.

CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF MIROMAR LAKES UNIT XII-B, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 12 & 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A REPLAT OF LOT 2, BLOCK 'C-C', MIROMAR LAKES UNIT XII - PENINSULA PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED AT INSTRUMENT NO. 2006000463425 AND LOT 1, MIROMAR LAKES UNIT XII-A ACCORDING TO THE PLAT RECORDED AT INSTRUMENT NO. 2008000138703 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 3:55 P.M., THIS 4th DAY OF AUGUST, 2008 AND DULY RECORDED AS INSTRUMENT # 2008000208819 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green
LEE COUNTY CLERK OF COURTS



COUNTY APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 16th DAY OF JULY, 2008.

Ray Judah
NAME: RAY JUDAH
CHAIRMAN OF THE BOARD

Mary Gibbs

MARY GIBBS, DIRECTOR
DEPARTMENT OF COMMUNITY
DEVELOPMENT

Michael D. Jacob
ASSISTANT COUNTY ATTORNEY

Charlie Green
CLERK OF COURT

Peter Eckenrode

PETER ECKENRODE, DIRECTOR
DIVISION OF DEVELOPMENT
SERVICES



REVIEW BY COUNTY PROFESSIONAL SURVEYOR & MAPPER:

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF F.S. CH. 177, PART I.

Michael R. Harmon
MICHAEL HARMON, P.S.M.
LEE COUNTY DESIGNATED P.S.M.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF MIROMAR LAKES UNIT XII-B, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 12 & 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A REPLAT OF LOT 2, BLOCK 'C-C', MIROMAR LAKES UNIT XII - PENINSULA PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED AT INSTRUMENT NO. 2006000463425 AND LOT 1, MIROMAR LAKES UNIT XII-A, ACCORDING TO THE PLAT RECORDED AT INSTRUMENT NO. 2008000138703 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

DATE: 7/17/08

BY: Thomas M. Murphy
THOMAS M. MURPHY

P.S.M. #5628
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. #5628

HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS
LANDSCAPE ARCHITECTS

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

REFERENCE NO. LOT1-2RC.dwg

DRAWN BY BEN

DOS 2006-00005/ PLT 2008-0001

Exhibit E

This instrument was prepared by
and to be returned to:
Mark W. Geschwendt, Esq.
Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, Florida 33928
(239) 390-5100

A portion of Parcel Nos. 12-46-25-01-00001.00CE
13-46-25-02-00002.00CE

Above space reserved for Clerk's office

QUITCLAIM DEED

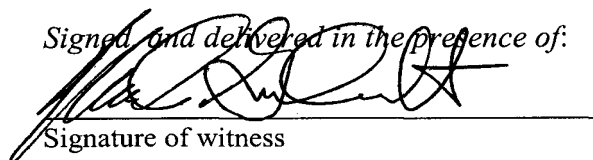
THIS QUITCLAIM DEED made this 3rd day of March 2011, by **MIROMAR LAKES, LLC**, a Florida limited liability company, whose mailing address is c/o Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, as Grantor to **ROBERT S. CRANE, III, AS TRUSTEE OF THE REVOCABLE TRUST CREATED BY ROBERT S. CRANE III, DATED NOVEMBER 12, 1991**, whose mailing address 5600 Dublin Road, Dublin, Ohio 43017, as Grantee;

The Grantor, in consideration and for the amount of TEN and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is acknowledged, quitclaims and assigns unto the Grantee, its successors and assigns forever, all of Grantor's right, title and interest in that certain parcel of land situated in the County of Lee, State of Florida, which is more particularly described as follows:

The sketch and legal description set forth on Exhibit "A" is attached and incorporated by reference.

The Grantor has executed this quitclaim deed as of the day and year first written above.

Signed and delivered in the presence of:

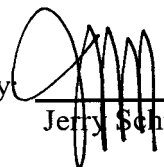

Signature of witness

Mark Geschwendt
Print name of witness

Lori Sharp
Signature of witness

Lori Sharp
Print name of witness

MIROMAR LAKES, LLC,
a Florida limited liability company
By: Miromar Development Corporation,
Its: Managing Member

By 
Jerry Schmoyer, Executive Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 3 day of March 2011, by **Jerry Schmoyer**, as Executive Vice President of Miromar Development Corporation, a Florida corporation, on behalf of the corporation as the Managing Member of **MIROMAR LAKES, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me.

My commission expires:



Lori Anne Sharp
Signature of Notary Public

Lori Anne Sharp
Legibly Print Name of Notary Public

(NOTARY SEAL)

H:\8200\5-Survey\Projects by Name of Location\Miromar\2005126\lotcombo replat\12'EASL.dwg Tab: Model Jun 22, 2010 - 5:00pm Plotted by: AudreeTorrez

EXHIBIT A

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.



TRACT 'O-1'
MIROMAR LAKES
UNIT XI, PENINSULA
INSTRUMENT NO. 2006000456819

N 88°10'30" E
NORTH LINE, LOT 1
(BASIS OF BEARING)

S 01°49'34" E 52.45'
N 01°49'34" W 56.98'

LOT 1
MIROMAR LAKES
UNIT XII-B
INSTR. # 2008000208819

TRACT 'O-1'
MIROMAR LAKES
UNIT XI, PENINSULA
INSTRUMENT NO. 2006000456819

SOUTH LINE, SECTION 12-46-25
NORTH LINE, SECTION 13-46-25

POINT OF BEGINNING

POINT OF COMMENCEMENT—
SOUTHWEST CORNER, LOT 1
MIROMAR LAKES UNIT XII-B
INSTR. # 2008000208819

VIA SORRENTO PL
TRACT 'R-C'
MIROMAR LAKES UNIT XII,
PENINSULA, PHASE TWO
INST. # 2006000463425

TRACT 'O-1'
MIROMAR LAKES UNIT XI,
PENINSULA, PHASE TWO
INST. # 2006000463425

TRACT 'R'
MIROMAR LAKES UNIT XI, PENINSULA
INST. # 2006000456819

LINE	BEARING	DISTANCE
L1	N 89°42'01" W	13.13'
L2	N 88°10'30" E	12.00'
L3	N 23°41'27" W	4.38'

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	336.22'	19°56'19"	116.41'	N 33°39'37" W	117.00'
C2	348.22'	19°10'44"	116.02'	S 33°16'49" E	116.56'

* NOT A SURVEY *

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF TRACT 'O-1', MIROMAR LAKES UNIT XI, PENINSULA ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000456819 AND A PORTION OF TRACT 'O-1', MIROMAR LAKES, UNIT XII, PENINSULA, PHASE TWO ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000463425 ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, MIROMAR LAKES UNIT XII-B, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2008000208819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 23°41'27"W., ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 4.38 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N 89°42'01"W., FOR A DISTANCE OF 13.13 FEET; THENCE RUN N 23°41'27"W., FOR A DISTANCE OF 65.68 FEET; TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 336.22 FEET, THROUGH A CENTRAL ANGLE OF 19°56'19", SUBTENDED BY A CHORD OF 116.41 FEET AT A BEARING OF N 33°39'37"W., FOR A DISTANCE OF 117.00 FEET TO THE END OF SAID CURVE; THENCE RUN N 01°49'34"W., FOR A DISTANCE OF 56.98 FEET; THENCE RUN N 88°10'30"E., FOR A DISTANCE OF 12.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN S 01°49'34"E., ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 52.45 FEET; TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; WHOSE RADIUS POINT BEARS S 47°07'49"W., THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE WEST LINE OF SAID LOT 1 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 348.22 FEET, THROUGH A CENTRAL ANGLE OF 19°10'44", SUBTENDED BY A CHORD OF 116.02 FEET AT A BEARING OF S 33°16'49"E., FOR A DISTANCE OF 116.56 FEET TO THE END OF SAID CURVE; THENCE RUN S 23°41'27"E., ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 71.02 FEET TO THE POINT OF BEGINNING; CONTAINING 2878.086 SQ. FT. MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF LOT 1, MIROMAR LAKES UNIT XII-B, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2008000208819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING N 88°10'30"E.

HOLE MONTES INC. STATE OF
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Thomas M. Sorrento* P.S.M. 5628
THOMAS M. SORRENTO STATE OF FLORIDA

SEC-TWN-RGE:	12/13-46-25
DRAWN BY:	AT
CHECKED BY:	TMM
DATE	06/10
DRAWING NO.	B-6653

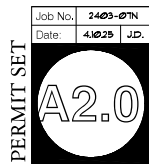


950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

SKETCH AND LEGAL DESCRIPTION

PROJECT NO.	05.126
REFERENCE NO.	12'EASL



PERMIT SET